

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Queen Anne /Area 12

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 598

Range of Sale Dates: 1/2003 - 11/22/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$227,300	\$284,000	\$511,300	\$564,900	90.5%	13.41%
<b>2005 Value</b>	\$246,700	\$309,600	\$556,300	\$564,900	98.5%	13.10%
<b>Change</b>	+\$19,400	+\$25,600	+\$45,000		+8.0%	-0.31%
<b>% Change</b>	+8.5%	+9.0%	+8.8%		+8.8%	-2.35%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.31% and -2.35% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$246,300	\$302,500	\$548,800
<b>2005 Value</b>	\$267,300	\$333,000	\$600,300
<b>Percent Change</b>	+8.5%	+10.1%	+9.4%

Number of one to three unit residences in the Population: 5004

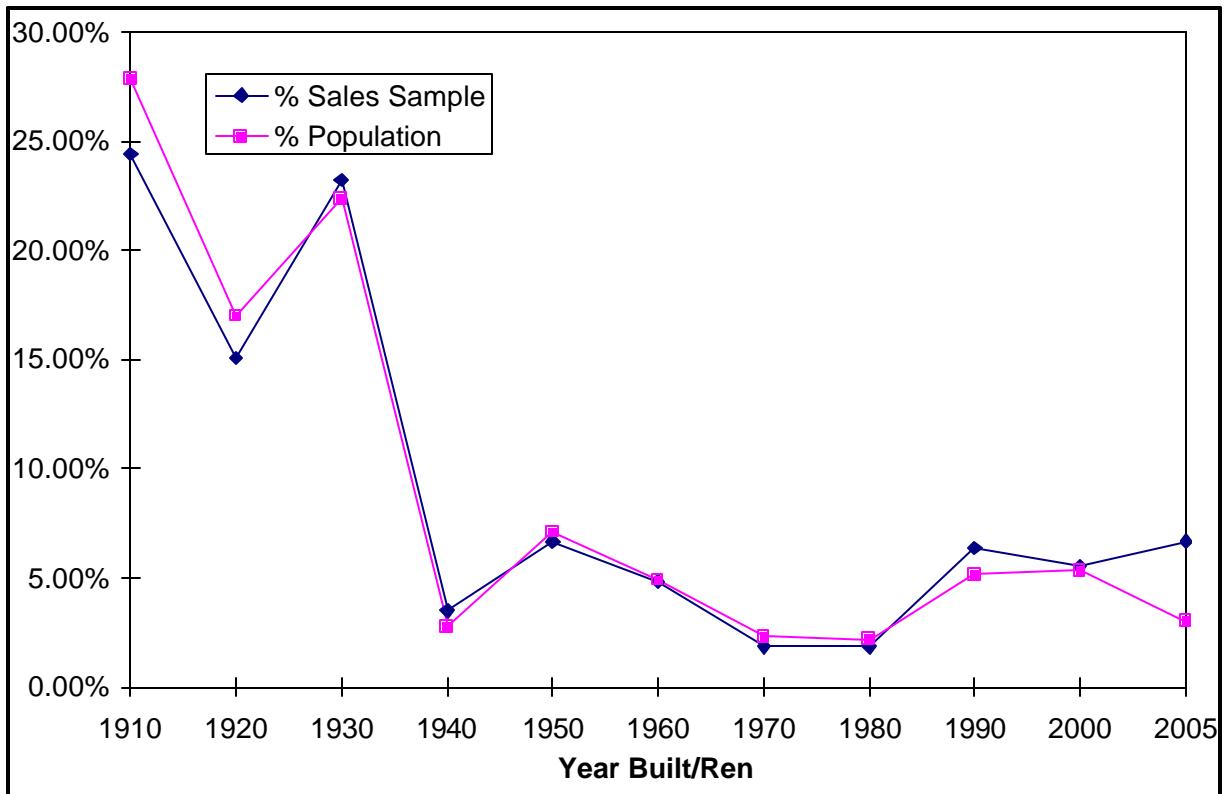
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis results showed that a few characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. *For instance*, Grade 8 improvements had lower average ratios than other improvements; Improvements in very good condition had higher average ratios than other improvements; Improvements built between 1991-2004 had higher average ratios than other improvements. *The formula adjusts for these differences thus improving equalization.*

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	146	24.41%
1920	90	15.05%
1930	139	23.24%
1940	21	3.51%
1950	40	6.69%
1960	29	4.85%
1970	11	1.84%
1980	11	1.84%
1990	38	6.35%
2000	33	5.52%
2005	40	6.69%
	598	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	1394	27.86%
1920	851	17.01%
1930	1120	22.38%
1940	138	2.76%
1950	356	7.11%
1960	245	4.90%
1970	116	2.32%
1980	110	2.20%
1990	257	5.14%
2000	266	5.32%
2005	151	3.02%
	5004	

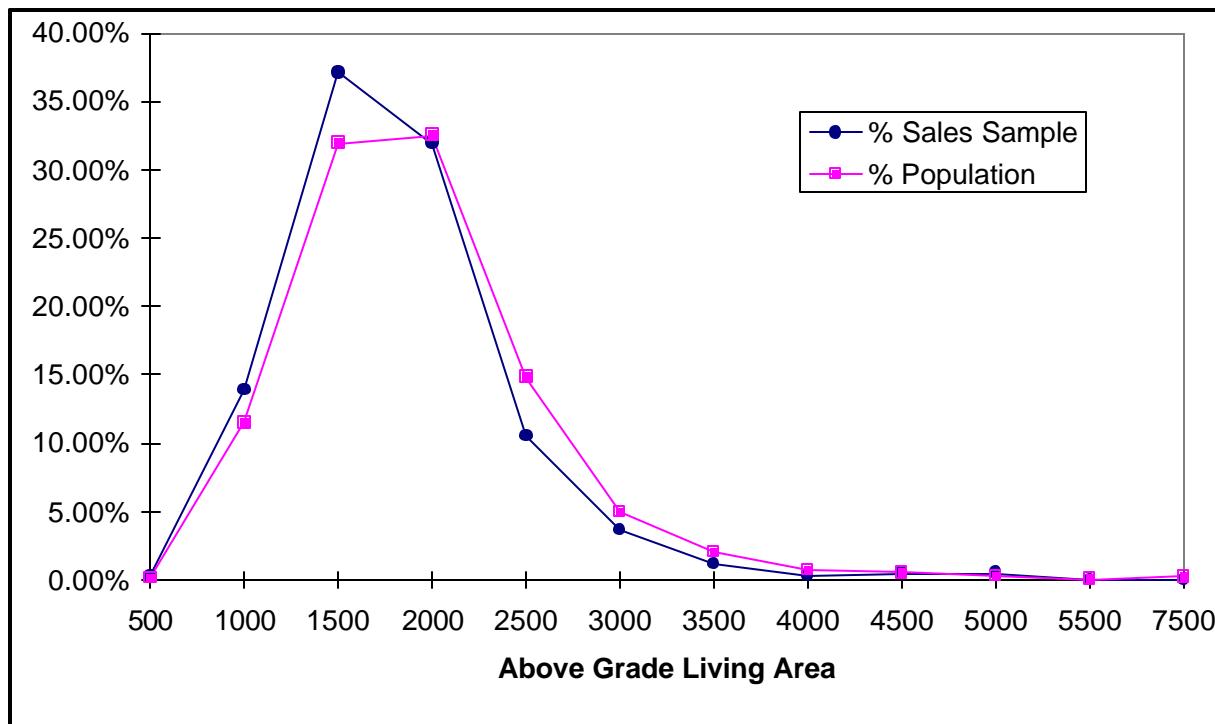


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	2	0.33%
1000	83	13.88%
1500	222	37.12%
2000	191	31.94%
2500	63	10.54%
3000	22	3.68%
3500	7	1.17%
4000	2	0.33%
4500	3	0.50%
5000	3	0.50%
5500	0	0.00%
7500	0	0.00%
	598	

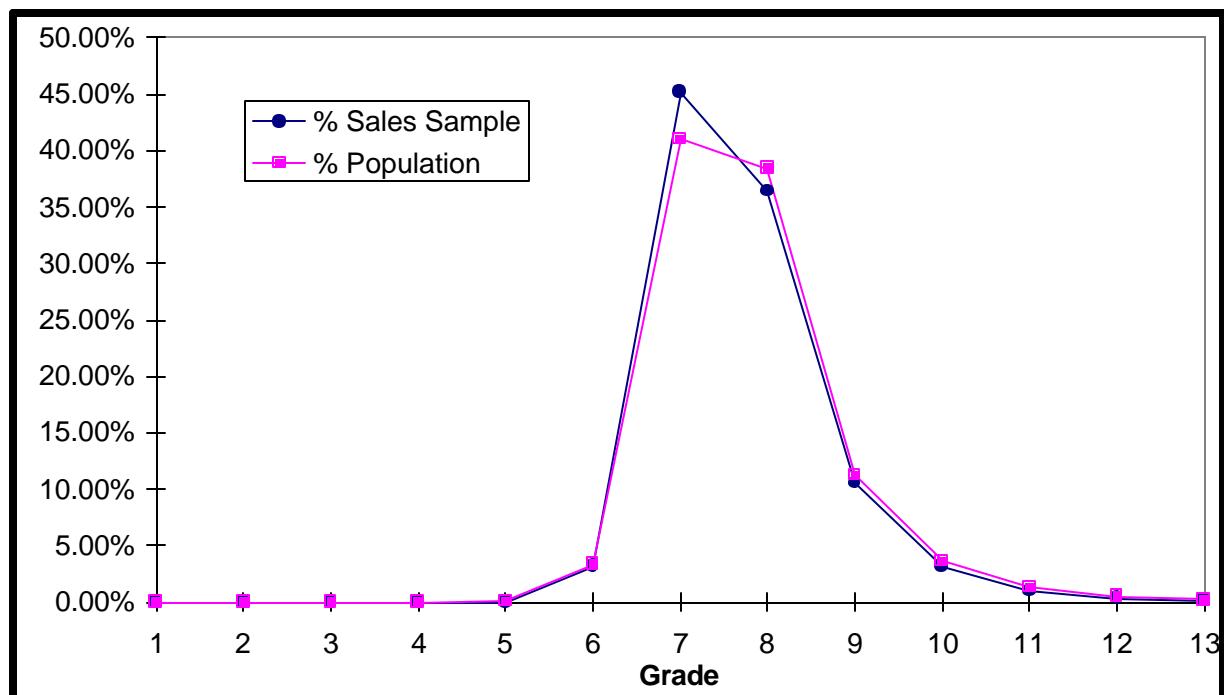
<b>Population</b>		
AGLA	Frequency	% Population
500	8	0.16%
1000	577	11.53%
1500	1600	31.97%
2000	1628	32.53%
2500	742	14.83%
3000	249	4.98%
3500	102	2.04%
4000	37	0.74%
4500	27	0.54%
5000	17	0.34%
5500	4	0.08%
11500	13	0.26%
	5004	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

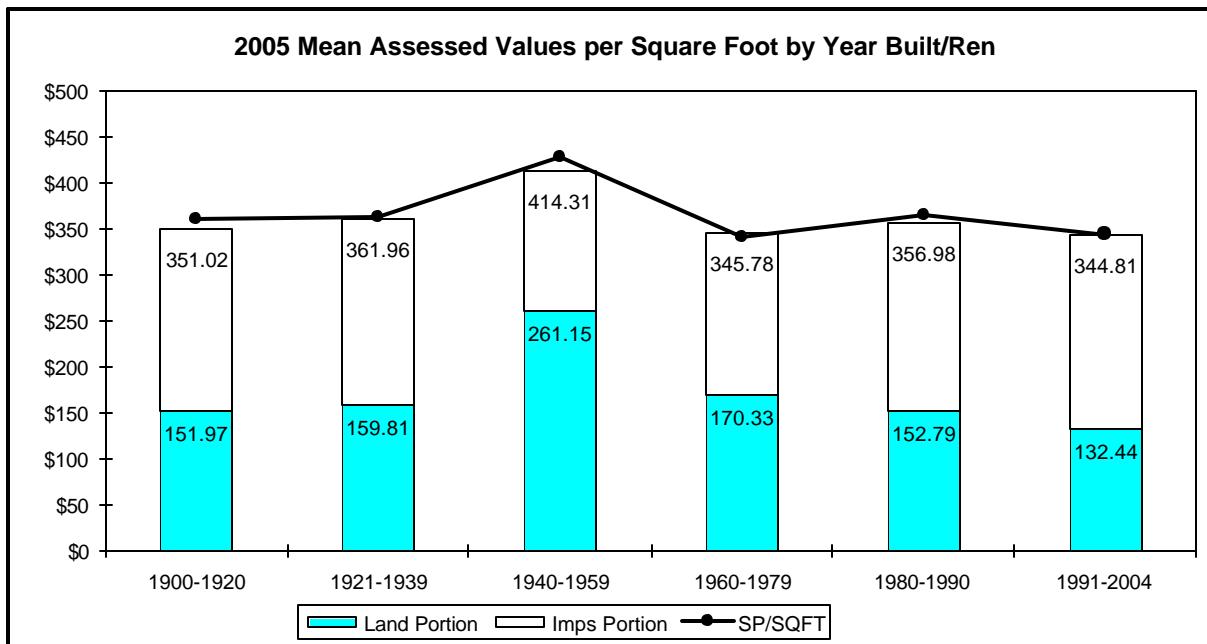
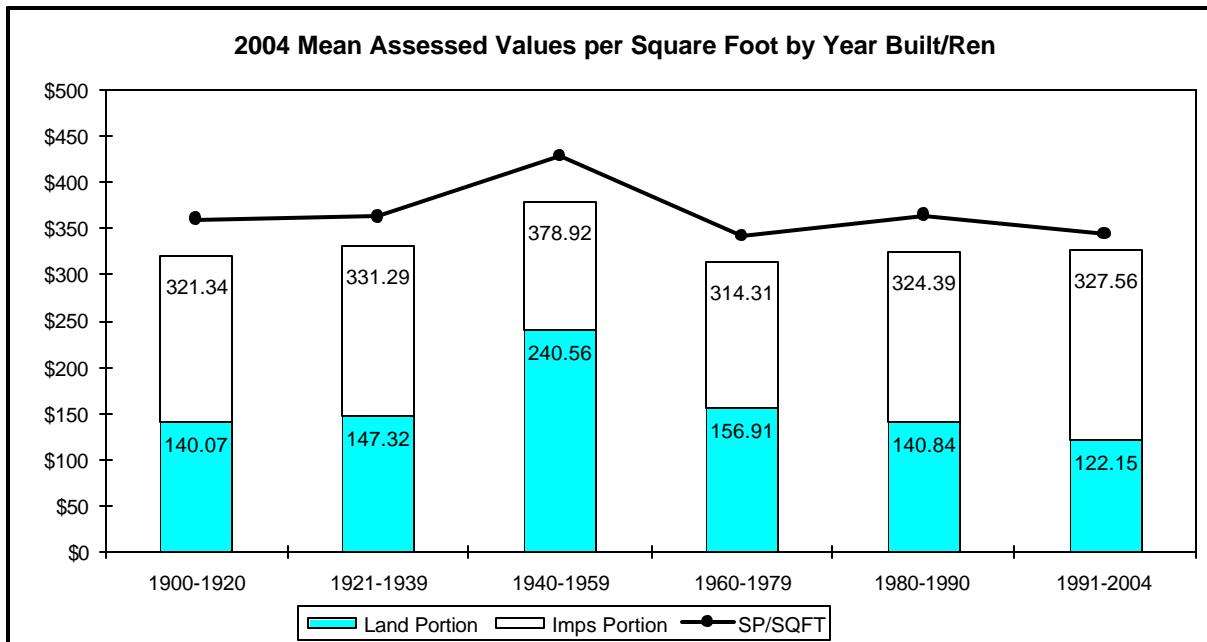
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	6	0.12%
6	19	3.18%	6	168	3.36%
7	270	45.15%	7	2055	41.07%
8	218	36.45%	8	1924	38.45%
9	63	10.54%	9	566	11.31%
10	19	3.18%	10	181	3.62%
11	6	1.00%	11	68	1.36%
12	2	0.33%	12	25	0.50%
13	1	0.17%	13	11	0.22%
	598			5004	



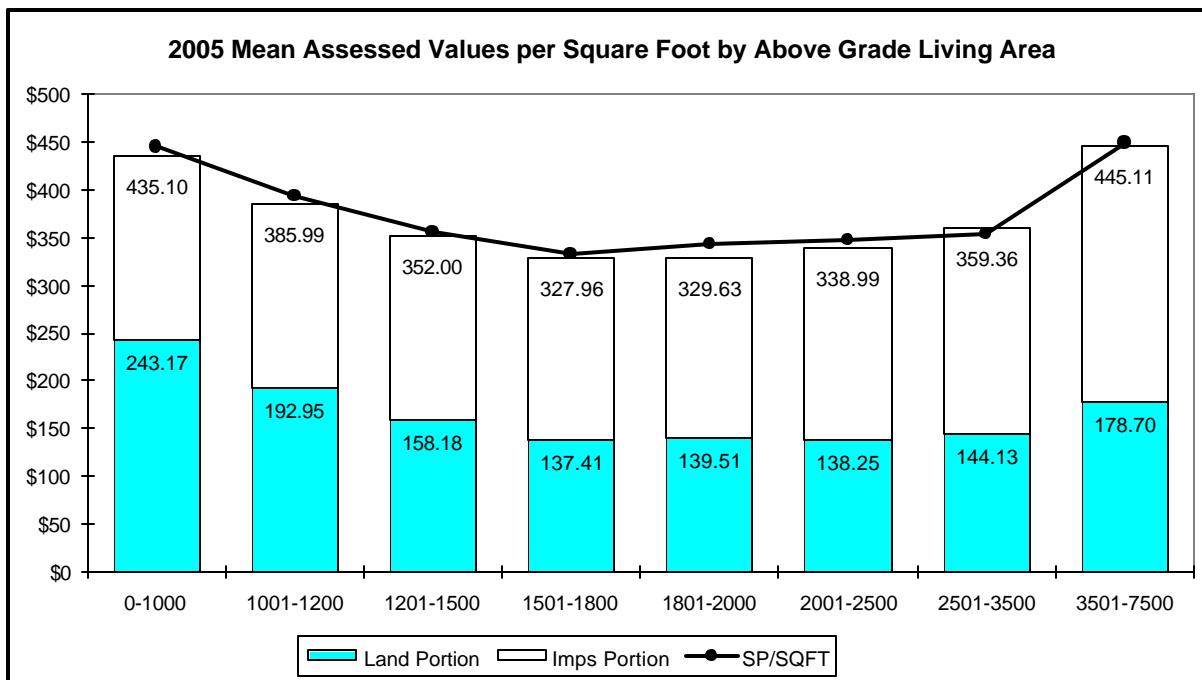
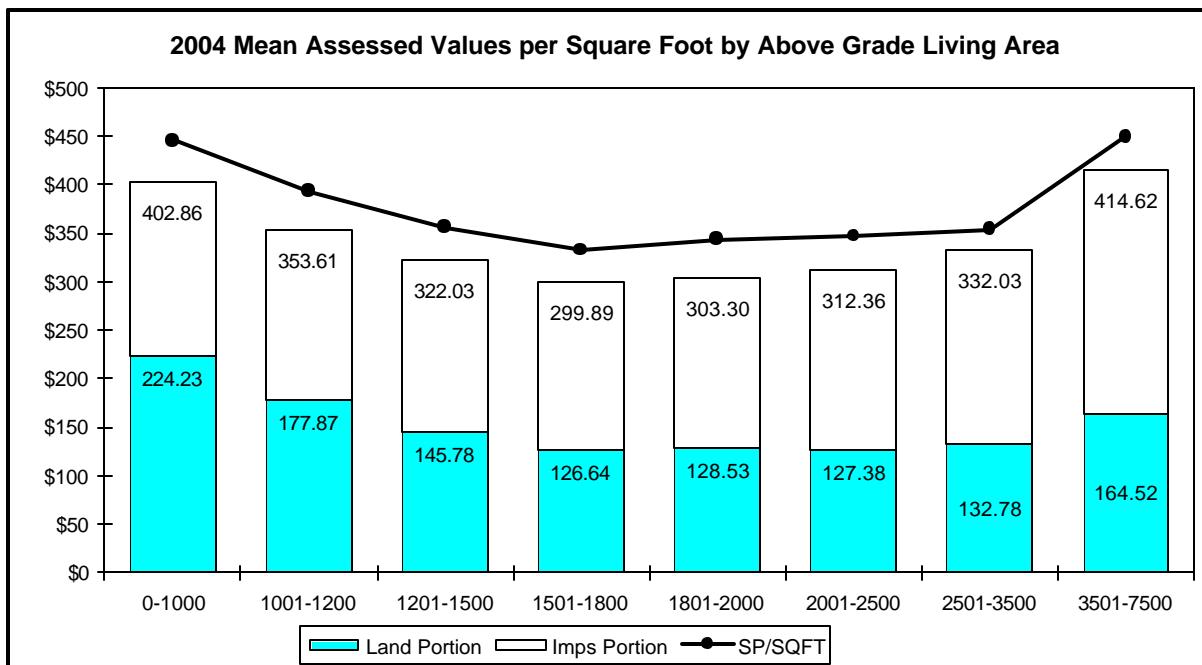
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated***



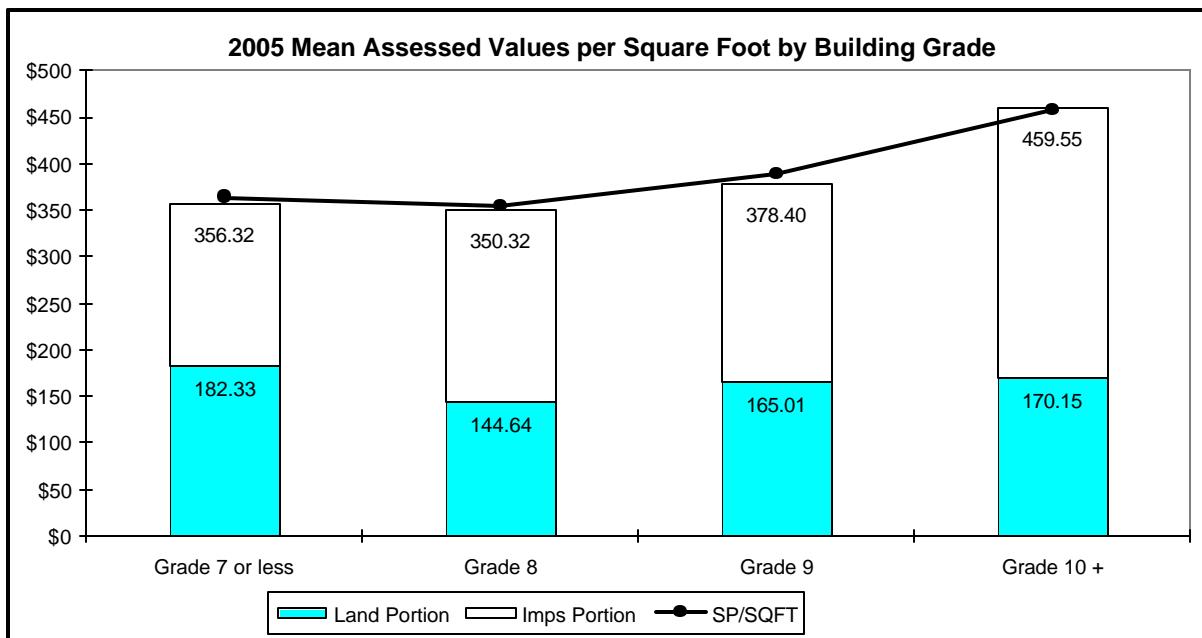
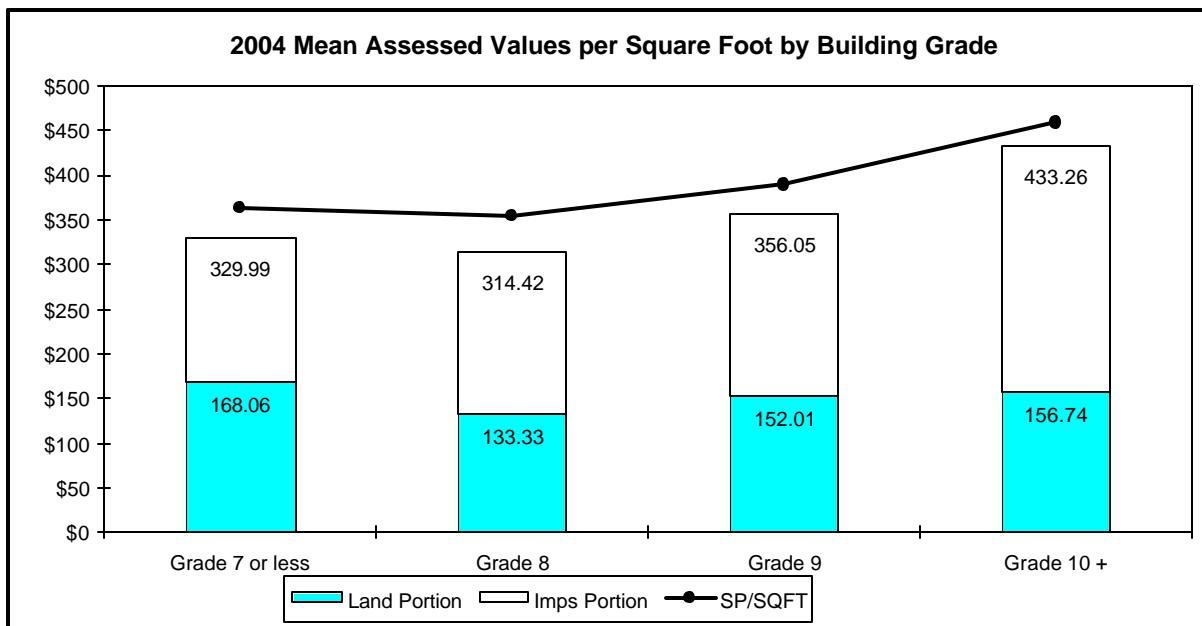
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area***

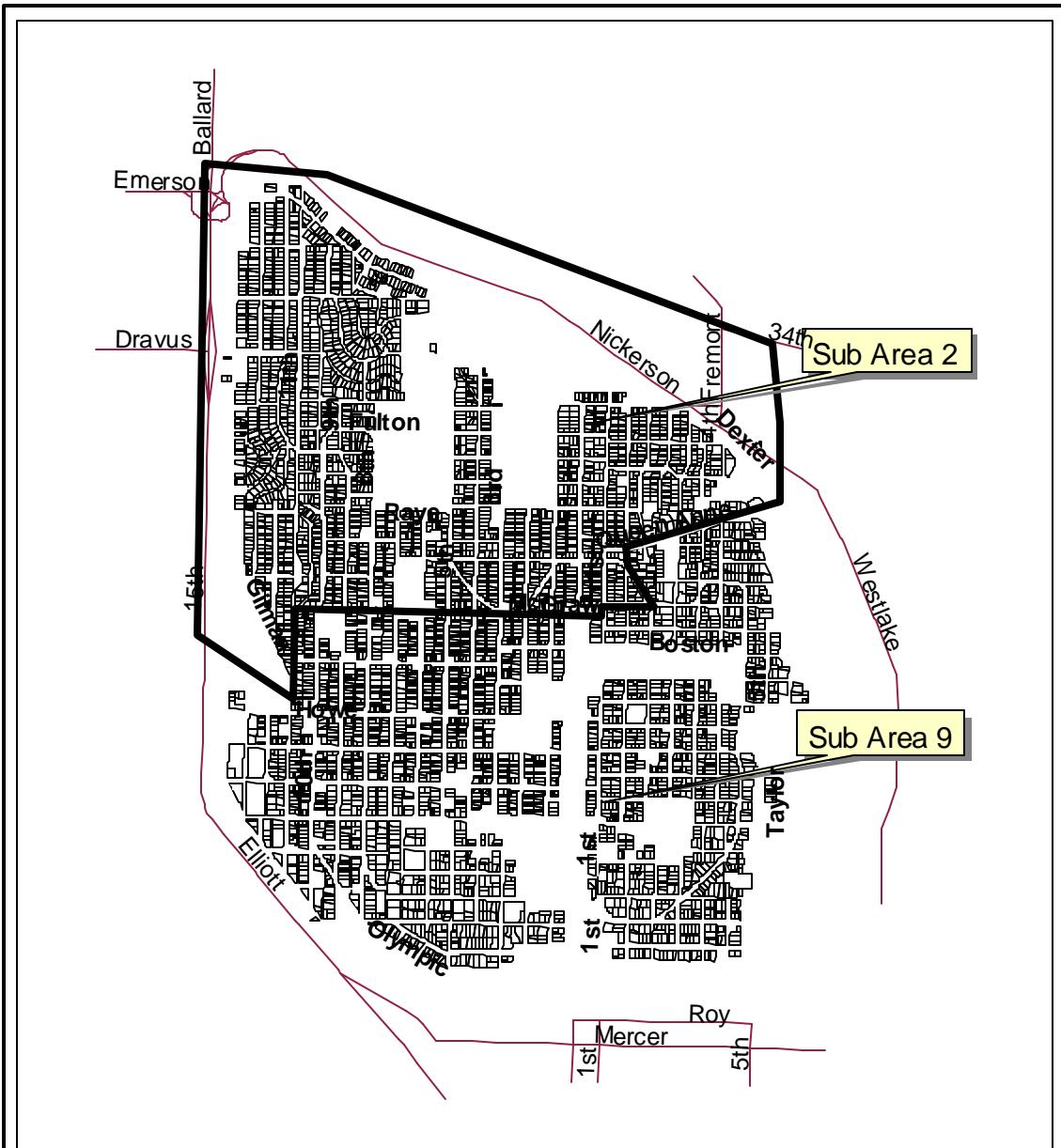


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



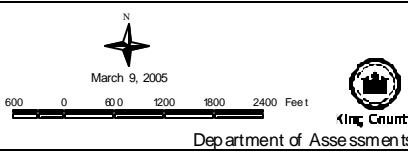
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 12 - Queen Anne

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### Legend

- Area 12 streets primary shp
- Area 12 streets minor shp
- Sub Areas 2

## **Annual Update Process**

### **Data Utilized**

Available sales closed from 1/1/2003 through 11/22/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed February 28<sup>th</sup>, 2005 to test the resultant assessment level using later 2004 sales. There were 34 additional useable sales. The weighted mean ratio dropped from 0.985 to 0.980 for one to three unit residences. These changes are not considered significant.

### **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### **Land update**

Based on the 6 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8.7% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.087, \text{ with the result rounded down to the next \$1,000.}$$

### **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 598 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that three characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 8 improvements had lower average ratios than other improvements. The formula adjusts these values upward more than others thus improving equalization. Improvements in very good condition had higher average ratios than other improvements. Also, Improvements built between 1991 and 2004 had higher average ratios than other improvements. The formula adjusts these values downward more than others thus improving equalization.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / { .9201931- (3.938075E-02 if Grade=8) + (6.370477E-02 if the improvement was built between 1991-2004) + (5.661355E-02 if improvement is in Very Good Condition)}

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \*1.087)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, there is no change to the Improvement value. (2005 Land Value + Previous Improvement Value \*1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \*1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the 2004 Total value x 1.00.”

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 12 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.67%

#### Very Good Condition

**Yes**

% Adjustment

-6.30%

#### Grade 8

**Yes**

% Adjustment

4.86%

#### New YB (1991-2004)

**Yes**

% Adjustment

-7.04%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement in **Very Good Condition** would receive approximately a 2.37% upward adjustment (8.67% overall - 6.30% for Very Good Condition). There are 64 sales with improvements in very good condition and 370 parcels in the population.

A parcel with a **Grade 8** improvement would receive approximately a 13.53% upward adjustment (8.67% overall + 4.86% for Grade 8). There are 218 sales of Grade 8 improvements and 1,924 in the population.

A parcel with an **improvement built after 1990** would receive approximately a 1.64% upward adjustment (8.67% overall - 7.04% for New Year Built >1990). There are 52 sales of improvements built after 1990 and 193 in the population.

There are 30 sales and 58 parcels in the population that will receive the Grade 8 and New Year Built adjustment. Combined with the overall, the total adjustment for these parcels will be approximately 6.50% upward.

There are 32 sales and 182 parcels in the population that will receive the Grade 8 and Very Good condition adjustments. Combined with the overall, the total adjustment for these parcels will be approximately 7.23% upward. No sales or parcels in the population were found that would receive all three variables.

55% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	19	0.872	0.946	8.6%	0.889	1.004
7	270	0.910	0.982	8.0%	0.966	0.999
8	218	0.886	0.988	11.5%	0.972	1.004
9	63	0.914	0.973	6.4%	0.943	1.004
10+	28	0.945	1.005	6.4%	0.950	1.061
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1920	236	0.889	0.972	9.3%	0.954	0.990
1921-1939	153	0.915	0.999	9.2%	0.979	1.020
1940-1959	76	0.882	0.965	9.4%	0.937	0.993
1960-1979	22	0.915	1.009	10.3%	0.943	1.074
1980-1990	38	0.900	0.989	9.9%	0.937	1.041
1991-2004	73	0.956	1.005	5.1%	0.981	1.029
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	8	0.861	0.969	12.5%	0.856	1.082
Average	379	0.902	0.984	9.1%	0.971	0.998
Good	147	0.891	0.982	10.2%	0.960	1.003
Very Good	64	0.955	0.997	4.4%	0.969	1.026
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	197	0.895	0.977	9.2%	0.958	0.996
1.5	174	0.894	0.976	9.2%	0.955	0.997
2	191	0.915	0.995	8.7%	0.977	1.013
2.5	13	0.910	0.983	8.0%	0.900	1.066
3	23	0.952	1.006	5.7%	0.968	1.044

## Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-1000	85	0.908	0.981	8.0%	0.949	1.012
1001-1200	84	0.899	0.981	9.2%	0.954	1.009
1201-1500	138	0.904	0.988	9.3%	0.967	1.010
1501-1800	137	0.902	0.987	9.4%	0.965	1.008
1801-2000	54	0.883	0.959	8.7%	0.921	0.997
2001-2500	63	0.901	0.978	8.5%	0.945	1.010
2501-3500	29	0.939	1.016	8.2%	0.964	1.067
3501-7500	8	0.930	1.000	7.5%	0.895	1.104
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	362	0.891	0.970	8.9%	0.956	0.984
Y	236	0.922	1.002	8.7%	0.986	1.018
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	598	0.905	0.985	8.8%	0.974	0.995
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	312	0.908	0.991	9.1%	0.976	1.005
9	286	0.903	0.980	8.6%	0.965	0.996
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	117	0.913	0.980	7.4%	0.960	1.001
03000-05000	313	0.909	0.992	9.1%	0.977	1.007
05001-08000	152	0.893	0.973	9.0%	0.952	0.994
08001-12000	12	0.878	0.964	9.8%	0.869	1.059
12001-16000	2	0.945	1.027	8.7%	0.903	1.151
16001-20000	1	0.968	1.052	8.6%	N/A	N/A
20001-30000	1	0.970	1.054	8.7%	N/A	N/A

## Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Grade 8	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	380	0.916	0.983	7.3%	0.969	0.997
Y	218	0.886	0.988	11.5%	0.972	1.004
Very Good Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	534	0.898	0.983	9.5%	0.972	0.994
Y	64	0.955	0.997	4.4%	0.969	1.026
Year Built 1991-2004	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	525	0.898	0.982	9.4%	0.970	0.993
Y	73	0.956	1.005	5.1%	0.981	1.029

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> WC/Team 1	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 12/14/2004	<b>Sales Dates:</b> 1/2003 - 11/22/2004																		
<b>Area</b> Area 12 - Queen Anne	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No																		
<b>SAMPLE STATISTICS</b>		<b>Ratio Frequency</b>																			
<p><b>Sample size (n)</b> 598</p> <p><b>Mean Assessed Value</b> 511,300</p> <p><b>Mean Sales Price</b> 564,900</p> <p><b>Standard Deviation AV</b> 257,092</p> <p><b>Standard Deviation SP</b> 282,551</p>		<table border="1"> <thead> <tr> <th>Ratio Range</th> <th>Frequency</th> </tr> </thead> <tbody> <tr><td>0.20-0.25</td><td>26</td></tr> <tr><td>0.25-0.30</td><td>84</td></tr> <tr><td>0.30-0.35</td><td>147</td></tr> <tr><td>0.35-0.40</td><td>181</td></tr> <tr><td>0.40-0.45</td><td>122</td></tr> <tr><td>0.45-0.50</td><td>31</td></tr> <tr><td>0.50-0.55</td><td>1</td></tr> <tr><td>0.55-0.60</td><td>0</td></tr> </tbody> </table>		Ratio Range	Frequency	0.20-0.25	26	0.25-0.30	84	0.30-0.35	147	0.35-0.40	181	0.40-0.45	122	0.45-0.50	31	0.50-0.55	1	0.55-0.60	0
Ratio Range	Frequency																				
0.20-0.25	26																				
0.25-0.30	84																				
0.30-0.35	147																				
0.35-0.40	181																				
0.40-0.45	122																				
0.45-0.50	31																				
0.50-0.55	1																				
0.55-0.60	0																				
<b>ASSESSMENT LEVEL</b>																					
<p><b>Arithmetic Mean Ratio</b> 0.917</p> <p><b>Median Ratio</b> 0.928</p> <p><b>Weighted Mean Ratio</b> 0.905</p>																					
<b>UNIFORMITY</b>																					
<p><b>Lowest ratio</b> 0.591</p> <p><b>Highest ratio:</b> 1.273</p> <p><b>Coefficient of Dispersion</b> 10.71%</p> <p><b>Standard Deviation</b> 0.123</p> <p><b>Coefficient of Variation</b> 13.41%</p> <p><b>Price Related Differential (PRD)</b> 1.014</p>																					
<b>RELIABILITY</b>																					
<p><b>95% Confidence: Median</b></p> <table> <tr><td><b>Lower limit</b></td><td>0.911</td></tr> <tr><td><b>Upper limit</b></td><td>0.938</td></tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr><td><b>Lower limit</b></td><td>0.908</td></tr> <tr><td><b>Upper limit</b></td><td>0.927</td></tr> </table>		<b>Lower limit</b>	0.911	<b>Upper limit</b>	0.938	<b>Lower limit</b>	0.908	<b>Upper limit</b>	0.927												
<b>Lower limit</b>	0.911																				
<b>Upper limit</b>	0.938																				
<b>Lower limit</b>	0.908																				
<b>Upper limit</b>	0.927																				
<b>SAMPLE SIZE EVALUATION</b>																					
<p><b>N (population size)</b> 5004</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.123</p> <p><b>Recommended minimum:</b> 24</p> <p><b>Actual sample size:</b> 598</p> <p><b>Conclusion:</b> OK</p>																					
<b>NORMALITY</b>																					
<p><b>Binomial Test</b></p> <table> <tr><td># ratios below mean:</td><td>282</td></tr> <tr><td># ratios above mean:</td><td>316</td></tr> <tr><td><b>Z:</b></td><td>1.390</td></tr> </table> <p><b>Conclusion:</b> <i>Normal*</i></p>		# ratios below mean:	282	# ratios above mean:	316	<b>Z:</b>	1.390														
# ratios below mean:	282																				
# ratios above mean:	316																				
<b>Z:</b>	1.390																				
<p><i>*i.e. no evidence of non-normality</i></p>																					

### COMMENTS:

1 to 3 Unit Residences throughout Area 12

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> WC/Team 1	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 12/14/2004	<b>Sales Dates:</b> 1/2003 - 11/22/2004														
<b>Area</b> Area 12 - Queen Anne	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No														
<b>SAMPLE STATISTICS</b>		<b>Ratio Frequency</b>															
Sample size ( <i>n</i> )      598 <b>Mean Assessed Value</b> 556,300 <b>Mean Sales Price</b> 564,900 <b>Standard Deviation AV</b> 275,198 <b>Standard Deviation SP</b> 282,551		<p>The histogram displays the frequency of ratios across different bins. The x-axis represents the ratio range, and the y-axis represents the count of occurrences. The distribution is roughly bell-shaped, centered around a ratio of approximately 1.0.</p> <table border="1"> <thead> <tr> <th>Ratio Range</th> <th>Frequency</th> </tr> </thead> <tbody> <tr><td>0.20 - 0.30</td><td>31</td></tr> <tr><td>0.30 - 0.40</td><td>101</td></tr> <tr><td>0.40 - 0.50</td><td>146</td></tr> <tr><td>0.50 - 0.60</td><td>177</td></tr> <tr><td>0.60 - 0.70</td><td>102</td></tr> <tr><td>0.70 - 0.80</td><td>28</td></tr> </tbody> </table>		Ratio Range	Frequency	0.20 - 0.30	31	0.30 - 0.40	101	0.40 - 0.50	146	0.50 - 0.60	177	0.60 - 0.70	102	0.70 - 0.80	28
Ratio Range	Frequency																
0.20 - 0.30	31																
0.30 - 0.40	101																
0.40 - 0.50	146																
0.50 - 0.60	177																
0.60 - 0.70	102																
0.70 - 0.80	28																
<b>ASSESSMENT LEVEL</b>																	
<b>Arithmetic Mean Ratio</b> 0.999 <b>Median Ratio</b> 1.006 <b>Weighted Mean Ratio</b> 0.985																	
<b>UNIFORMITY</b>																	
<b>Lowest ratio</b> 0.642 <b>Highest ratio:</b> 1.383 <b>Coefficient of Dispersion</b> 10.57% <b>Standard Deviation</b> 0.131 <b>Coefficient of Variation</b> 13.10% <b>Price Related Differential (PRD)</b> 1.014																	
<b>RELIABILITY</b>																	
<b>95% Confidence: Median</b> Lower limit      0.990 Upper limit      1.023																	
<b>95% Confidence: Mean</b> Lower limit      0.989 Upper limit      1.010																	
<b>SAMPLE SIZE EVALUATION</b>																	
<b>N (population size)</b> 5004 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.131 <b>Recommended minimum:</b> 27 <b>Actual sample size:</b> 598 <b>Conclusion:</b> OK																	
<b>NORMALITY</b>																	
<b>Binomial Test</b> # ratios below mean:      284 # ratios above mean:      314 Z:      1.227 <b>Conclusion:</b> Normal*																	
<i>*i.e. no evidence of non-normality</i>																	

### COMMENTS:

1 to 3 Unit Residences throughout area 12

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	097600	0993	11/10/03	\$239,950	470	100	6	1925	3	1716	N	N	308 W BARRETT ST
002	277060	5125	10/15/04	\$380,000	670	120	6	1921	3	4800	Y	N	3428 13TH AV W
002	277060	5125	2/27/04	\$349,000	670	120	6	1921	3	4800	Y	N	3428 13TH AV W
002	681910	0326	3/15/04	\$398,500	840	770	6	1947	3	3000	N	N	8 W FULTON ST
002	277060	5265	12/23/03	\$363,750	840	0	6	1904	3	6000	N	N	3228 13TH AV W
002	097600	0215	12/2/03	\$389,000	860	0	6	1995	3	5815	N	N	2601 3RD AV W
002	890000	0125	1/30/04	\$423,500	1010	160	6	1910	3	3810	N	N	3032 4TH AV W
002	277060	4920	2/6/04	\$385,000	1050	0	6	1900	3	6400	Y	N	3806 13TH AV W
002	524480	0460	7/27/04	\$365,500	1090	0	6	1920	4	4000	Y	N	2925 2ND AV N
002	274960	0020	1/3/03	\$375,000	1350	170	6	1929	3	4800	Y	N	3444 11TH AV W
002	701320	0120	9/28/04	\$352,000	400	280	7	1920	3	813	N	N	400 W MCGRAW PL
002	701320	0166	4/15/04	\$281,500	610	140	7	1918	3	2400	N	N	315 W SMITH ST
002	744300	0652	8/27/03	\$268,000	700	90	7	2003	3	1123	N	N	814 A W ARGAND ST
002	744300	0651	8/13/03	\$267,000	700	90	7	2003	3	1122	N	N	814 B W ARGAND ST
002	744300	0640	5/27/03	\$304,000	700	700	7	1959	3	4400	N	N	806 W ARGAND ST
002	681910	0141	9/13/04	\$464,800	720	0	7	1923	3	3400	N	N	11 W ARMOUR ST
002	253330	0135	4/22/03	\$290,000	720	0	7	1919	3	2720	N	N	1008 W ARMOUR ST
002	681910	0140	6/12/03	\$294,500	730	0	7	1923	4	3200	Y	N	2719 QUEEN ANNE AV N
002	253330	0580	9/23/04	\$422,500	750	200	7	1940	5	2580	N	N	1012 W FULTON ST
002	701320	0065	9/5/03	\$389,950	770	0	7	1907	4	4800	N	N	2408 5TH AV W
002	690520	0140	7/30/03	\$365,000	780	580	7	1947	3	3912	N	N	3026 12TH AV W
002	197220	5645	6/17/03	\$300,000	790	610	7	1909	4	4500	Y	N	14 FLORENTIA ST
002	940580	0006	4/2/04	\$299,950	800	0	7	1926	3	3480	N	N	710 W MCGRAW ST
002	265250	0185	2/13/03	\$319,500	800	0	7	1908	3	3600	N	N	2541 2ND AV W
002	265250	2340	3/19/04	\$238,000	800	0	7	1913	3	3600	N	N	2412 3RD AV W
002	274960	0245	4/27/04	\$334,000	810	0	7	1948	3	4800	N	N	3415 9TH AV W
002	511340	0431	5/15/03	\$381,500	820	720	7	1946	3	6872	Y	N	2825 13TH AV W
002	701320	0015	5/28/04	\$380,000	830	0	7	1925	3	2550	N	N	424 W MCGRAW PL
002	511340	0474	3/10/03	\$390,000	830	800	7	1946	3	4980	Y	N	2843 12TH AV W
002	766270	0115	11/17/03	\$300,000	830	180	7	1919	3	5000	N	N	1016 W BOTHWELL ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	277160	1730	7/18/03	\$346,200	840	0	7	1924	5	3400	Y	N	2256 12TH AV W
002	787150	0260	9/15/04	\$391,950	850	0	7	1914	3	2675	N	N	909 W RAYE ST
002	744300	0650	8/13/03	\$290,000	860	120	7	1949	4	2151	N	N	812 W ARGAND ST
002	511340	0354	9/17/03	\$315,000	860	860	7	1947	3	5382	N	N	2627 13TH AV W
002	253330	0210	4/16/03	\$350,000	890	240	7	1951	3	5510	Y	N	2821 10TH AV W
002	511340	0580	9/24/03	\$335,000	900	0	7	1946	3	4752	N	N	2844 13TH AV W
002	524480	1005	8/27/03	\$274,000	900	0	7	1910	3	2720	N	N	2732 3RD AV N
002	681910	0340	6/1/04	\$360,000	920	0	7	1947	3	6000	Y	N	2917 QUEEN ANNE AV N
002	690520	0070	5/17/04	\$389,000	920	420	7	1950	3	3673	Y	N	3042 12TH AV W
002	169990	0026	6/23/03	\$277,000	920	0	7	1939	3	3680	N	N	354 QUEEN ANNE DR
002	277060	4210	9/9/04	\$380,000	920	550	7	1926	3	5000	Y	N	2541 13TH AV W
002	681910	0260	6/23/04	\$500,000	930	390	7	1940	3	12000	Y	N	2810 QUEEN ANNE AV N
002	940580	0035	5/25/04	\$475,000	940	0	7	1906	3	4800	N	N	2427 7TH AV W
002	253330	0585	4/15/03	\$462,000	940	0	7	1925	4	3420	N	N	2902 11TH AV W
002	511340	0319	7/3/03	\$308,950	940	0	7	1946	3	4412	N	N	2659 13TH AV W
002	524480	0435	11/19/03	\$408,000	950	0	7	1922	4	4000	Y	N	2905 2ND AV N
002	524480	0455	4/29/03	\$359,000	950	0	7	1908	4	4000	N	N	2921 2ND AV N
002	277060	4670	4/28/03	\$355,000	970	800	7	1952	3	6000	Y	N	3451 13TH AV W
002	524480	0570	2/27/03	\$299,000	970	0	7	1921	3	4000	N	N	2919 WARREN AV N
002	286710	0070	11/19/03	\$428,033	980	0	7	1918	3	2760	N	N	2708 9TH AV W
002	342960	0100	2/10/04	\$421,000	980	0	7	1950	3	5000	N	N	2655 8TH AV W
002	277110	4675	8/19/04	\$340,000	980	0	7	1953	3	4000	Y	N	2556 12TH AV W
002	690520	0260	4/10/03	\$350,000	980	800	7	1948	3	4618	Y	N	1214 W BARRETT ST
002	277060	5305	9/1/04	\$355,000	980	0	7	1939	3	6000	N	N	3211 12TH AV W
002	511340	0234	7/20/04	\$485,000	990	360	7	1947	3	6230	Y	N	1202 W BOTHWELL ST
002	524480	1735	3/18/04	\$440,000	990	300	7	1952	3	3360	N	N	2708 NOB HILL AV N
002	524480	0280	11/10/03	\$450,000	990	0	7	1910	3	4000	N	N	2912 2ND AV N
002	701320	0115	3/9/04	\$387,000	990	0	7	1925	3	2257	N	N	406 W MCGRAW PL
002	242503	9115	12/1/03	\$402,450	990	0	7	1926	3	3900	N	N	2562 4TH AV W
002	690520	0205	8/22/03	\$332,000	990	660	7	1949	3	4646	Y	N	3027 12TH AV W
002	511340	0395	11/12/03	\$371,000	1000	320	7	1946	3	5324	N	N	2859 13TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524480	0940	4/23/04	\$350,000	1010	0	7	1924	4	3055	N	N	254 NEWELL ST
002	701520	0385	4/9/03	\$365,000	1020	580	7	1950	3	4875	N	N	3311 9TH AV W
002	744300	0795	4/8/04	\$314,000	1020	0	7	1922	3	4400	Y	N	624 W EMERSON ST
002	277110	5080	7/19/04	\$456,000	1030	500	7	1913	3	4000	Y	N	2535 12TH AV W
002	681910	0320	1/12/04	\$458,500	1040	170	7	1924	4	3600	N	N	22 W ARMOUR ST
002	796510	0225	9/17/03	\$336,500	1040	0	7	1920	3	5400	N	N	2562 8TH AV W
002	744300	0645	3/17/04	\$380,000	1060	0	7	1944	3	2025	N	N	810 W ARGAND ST
002	690520	0370	11/15/04	\$425,300	1060	900	7	1912	3	5576	N	N	3009 13TH AV W
002	277110	4760	7/19/04	\$589,500	1070	770	7	1952	3	5000	Y	N	2501 11TH AV W
002	511340	0168	10/22/04	\$525,100	1070	1070	7	1947	3	5808	Y	N	1217 W BOTHWELL ST
002	701520	0235	4/16/04	\$484,000	1080	430	7	1940	3	6570	Y	N	802 W ETRURIA ST
002	701520	0545	11/26/03	\$439,000	1080	0	7	1927	3	5783	N	N	3327 8TH AV W
002	511340	0113	10/22/03	\$341,340	1080	120	7	1947	3	5600	Y	N	2667 11TH AV W
002	511340	0145	11/7/03	\$403,375	1080	1080	7	1924	3	5656	N	N	2615 11TH AV W
002	681910	0300	12/10/03	\$365,000	1090	0	7	1941	3	5100	N	N	15 W FULTON ST
002	701520	0855	4/29/04	\$480,000	1100	500	7	1940	3	5322	Y	N	711 W ETRURIA ST
002	524480	1020	11/3/03	\$340,000	1100	0	7	1951	3	4140	N	N	2716 3RD AV N
002	265250	2345	8/28/03	\$472,000	1110	0	7	1918	3	3600	N	N	2410 3RD AV W
002	744300	1466	10/7/03	\$370,000	1110	880	7	1995	3	2703	N	N	3436 9TH AV W
002	277060	4780	11/17/03	\$345,000	1130	900	7	1952	3	3800	Y	N	3641 13TH AV W
002	701520	0760	7/12/04	\$473,750	1140	750	7	1948	3	5556	Y	N	723 W DRAVUS ST
002	744300	0492	10/24/03	\$385,000	1160	580	7	2001	3	1068	Y	N	667 W EMERSON ST
002	511340	0585	8/19/03	\$383,950	1160	110	7	1946	3	4687	N	N	2848 13TH AV W
002	701520	0220	3/3/04	\$500,000	1200	800	7	1937	3	6600	Y	N	3213 CONKLING PL W
002	265250	1355	1/13/03	\$383,500	1200	200	7	1908	4	3480	N	N	20 SMITH ST
002	524480	0225	11/7/03	\$439,000	1210	800	7	1923	4	4000	Y	N	2923 3RD AV N
002	265300	0280	9/16/04	\$355,000	1210	0	7	1919	3	3600	N	N	2436 2ND AV W
002	690520	0115	10/21/03	\$489,000	1240	1000	7	1948	3	7367	Y	N	3002 12TH AV W
002	286710	0250	2/18/03	\$401,500	1240	400	7	1905	3	3741	N	N	2815 8TH AV W
002	787150	0300	6/16/03	\$399,000	1240	0	7	1921	3	3273	N	N	2584 10TH AV W
002	265250	1290	6/17/03	\$470,000	1240	1180	7	1935	5	4500	Y	N	2531 1ST AV N

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	787150	0460	6/2/04	\$320,000	1240	0	7	1915	3	3060	N	N	2580 11TH AV W
002	524480	1270	8/31/04	\$420,000	1250	0	7	1984	3	3943	N	N	2607 3RD AV N
002	265250	1485	3/18/03	\$520,000	1250	1240	7	1921	3	5400	N	N	2419 1ST AV N
002	277060	4155	3/11/03	\$394,300	1250	810	7	1930	3	3960	Y	N	1308 W WHEELER ST
002	524480	1270	2/12/03	\$344,900	1250	0	7	1984	3	3943	N	N	2607 3RD AV N
002	681910	0265	11/6/03	\$479,000	1260	400	7	1929	4	3500	Y	N	2808 QUEEN ANNE AV N
002	701520	0825	10/23/03	\$429,950	1260	720	7	1950	3	4320	N	N	743 W ETRURIA ST
002	286710	0190	8/8/03	\$453,000	1260	0	7	1926	5	4500	N	N	826 W ARMOUR ST
002	277060	4782	6/18/04	\$359,950	1264	0	7	2002	3	2203	Y	N	3641 B 13TH AV W
002	277060	4782	6/21/03	\$329,000	1264	0	7	2002	3	2203	Y	N	3641 B 13TH AV W
002	277060	4333	4/18/03	\$389,500	1270	340	7	1992	3	1500	N	N	2841 PROSCH AV W
002	524480	0430	7/20/04	\$465,000	1270	580	7	1992	3	4000	Y	N	2901 2ND AV N
002	265250	2105	1/3/03	\$355,000	1270	0	7	1908	3	4574	N	N	2447 2ND AV W
002	511340	0255	9/22/04	\$360,000	1270	500	7	1947	3	5737	N	N	2646 13TH AV W
002	242503	9084	10/27/04	\$471,500	1290	0	7	1916	3	4208	N	N	2510 5TH AV W
002	701320	0151	8/16/04	\$380,000	1290	0	7	1910	3	2550	N	N	408 W MCGRAW ST
002	690520	0035	3/25/04	\$477,500	1300	0	7	1918	4	5000	Y	N	3006 11TH AV W
002	701520	0455	8/14/03	\$348,000	1300	0	7	1950	3	6920	N	N	824 W DRAVUS ST
002	701170	0055	3/10/04	\$510,000	1320	0	7	1910	5	3300	N	N	611 W PLEASANT PL
002	524480	1470	10/28/03	\$385,000	1330	0	7	1910	4	1724	Y	N	2637 2ND AV N
002	690520	0365	11/2/04	\$464,000	1340	420	7	1956	3	5136	N	N	3011 13TH AV W
002	524480	0560	8/15/03	\$355,000	1350	0	7	1920	3	4000	N	N	2911 WARREN AV N
002	277060	4655	5/1/03	\$433,000	1350	720	7	1963	4	6000	Y	N	3437 13TH AV W
002	511340	0535	5/6/04	\$595,000	1360	300	7	1946	3	5401	N	N	2802 13TH AV W
002	197220	5696	9/5/03	\$325,000	1370	220	7	2003	3	1404	Y	N	48 FLORENTIA ST
002	197220	5697	7/18/03	\$325,000	1370	220	7	2003	3	1404	Y	N	44 FLORENTIA ST
002	744300	1355	9/2/04	\$506,950	1370	900	7	1927	3	4280	Y	N	900 W EMERSON ST
002	274960	0060	7/29/04	\$500,000	1370	320	7	1963	3	4800	N	N	3412 11TH AV W
002	299180	0010	8/10/04	\$395,000	1370	0	7	1908	3	2550	N	N	710 W WHEELER ST
002	242503	9122	3/13/03	\$394,950	1370	500	7	1928	4	5040	N	N	2561 3RD AV W
002	265250	2135	6/30/03	\$424,025	1380	0	7	1913	3	5400	N	N	2439 2ND AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	265250	1495	9/8/04	\$615,000	1390	430	7	1922	4	5400	N	N	2415 1ST AV N
002	701520	0515	7/25/03	\$459,000	1390	1390	7	1927	3	4876	Y	N	3274 CONKLING PL W
002	940580	0040	2/21/03	\$399,900	1390	500	7	1906	3	4800	N	N	2431 7TH AV W
002	265250	1395	8/16/04	\$415,000	1400	100	7	1910	3	1680	N	N	15 SMITH ST
002	701520	0450	8/27/04	\$420,000	1400	0	7	1952	3	6330	N	N	814 W DRAVUS ST
002	949170	0055	10/13/04	\$455,000	1410	0	7	1927	3	4080	N	N	1014 W NEWELL ST
002	265250	1630	9/23/04	\$303,600	1410	0	7	1906	3	3600	N	N	2418 QUEEN ANNE AV N
002	890000	0360	7/7/04	\$725,000	1440	1630	7	1972	3	7200	Y	N	3018 5TH AV W
002	265250	0964	2/9/04	\$365,000	1460	0	7	1976	3	5400	N	N	2517 QUEEN ANNE AV N
002	265250	0025	4/16/04	\$424,500	1490	0	7	1926	3	4500	N	N	2578 3RD AV W
002	511340	0124	11/21/03	\$425,000	1490	400	7	1947	3	5150	Y	N	2661 11TH AV W
002	940630	0015	7/20/04	\$405,000	1500	0	7	1910	4	6000	N	N	2406 9TH AV W
002	286710	0310	8/25/03	\$325,000	1500	0	7	1908	3	4680	Y	N	826 W FULTON ST
002	701520	0590	6/11/03	\$409,340	1520	460	7	1939	3	5144	N	N	3312 9TH AV W
002	701220	0025	3/1/04	\$360,000	1520	360	7	1924	3	3865	N	N	402 W SMITH ST
002	285120	0095	1/5/04	\$626,950	1550	600	7	1910	3	5080	N	N	2569 4TH AV W
002	265250	0005	8/5/04	\$525,000	1570	0	7	1926	3	4500	N	N	2586 3RD AV W
002	126020	0025	5/2/03	\$439,900	1590	0	7	1917	4	2542	N	N	2714 9TH AV W
002	681910	0120	10/21/04	\$453,000	1600	220	7	1924	3	3600	Y	N	2701 QUEEN ANNE AV N
002	681910	0301	2/13/03	\$425,000	1620	1350	7	1940	5	5100	N	N	23 W FULTON ST
002	265250	1960	2/20/03	\$475,000	1630	700	7	1912	4	5384	N	N	2434 2ND AV W
002	524480	0350	2/14/03	\$425,000	1660	0	7	1910	3	2800	Y	N	153 FLORENTIA ST
002	265300	0270	8/3/04	\$545,000	1690	120	7	1925	3	5400	N	N	2440 2ND AV W
002	949170	0006	6/30/04	\$443,000	1690	0	7	1909	3	3672	Y	N	2712 11TH AV W
002	265250	0515	9/15/03	\$395,000	1690	590	7	1923	3	4000	N	N	103 W RAYE ST
002	524480	0505	9/24/03	\$420,000	1700	0	7	1923	3	4080	Y	N	2930 1ST AV N
002	524480	1650	7/11/03	\$435,000	1710	240	7	1924	4	4000	Y	N	2605 WARREN AV N
002	253330	0440	2/20/04	\$489,000	1720	0	7	1904	3	4000	Y	N	2928 9TH AV W
002	890000	0240	10/16/03	\$455,000	1760	0	7	1916	3	3201	N	N	3033 4TH AV W
002	524480	0670	7/2/03	\$432,000	1780	0	7	1929	3	3600	Y	N	2711 WARREN AV N
002	277060	4410	8/12/04	\$400,000	1780	0	7	1900	3	6000	N	N	3022 14TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524480	1155	12/11/03	\$455,000	1790	600	7	1941	4	4343	N	N	2618 3RD AV N
002	927020	0275	7/28/04	\$411,000	1840	0	7	1905	3	3600	N	N	2411 5TH AV W
002	524480	0345	6/24/03	\$418,500	1840	200	7	1923	4	4000	Y	N	2939 MAYFAIR AV N
002	796510	0215	10/21/04	\$854,000	1870	1000	7	1925	3	7200	N	N	2566 8TH AV W
002	265250	1028	5/5/04	\$619,000	1930	0	7	1924	4	4960	Y	N	2556 QUEEN ANNE AV N
002	524480	0185	6/22/03	\$439,000	1960	0	7	1924	4	4000	Y	N	2908 MAYFAIR AV N
002	285120	0075	6/15/04	\$750,000	1990	240	7	1910	3	5715	N	N	2557 4TH AV W
002	890000	0265	4/20/04	\$540,000	2040	790	7	1924	3	4688	N	N	3015 4TH AV W
002	681910	0401	10/1/04	\$500,000	2060	0	7	1986	3	5184	N	N	2920 QUEEN ANNE AV N
002	277060	3780	9/25/03	\$440,000	2320	0	7	1905	3	4500	N	N	3031 14TH AV W
002	744300	0515	4/23/04	\$699,000	2910	1460	7	1973	3	7260	Y	N	645 W EMERSON ST
002	097600	0155	5/2/03	\$515,000	900	800	8	1922	5	5080	Y	N	2618 4TH AV W
002	511340	0024	7/21/04	\$450,000	960	300	8	1946	3	4971	Y	N	2862 12TH AV W
002	701520	0685	6/19/03	\$520,000	1000	800	8	1941	5	5700	N	N	3216 8TH AV W
002	265250	0425	6/17/03	\$435,000	1000	0	8	1912	4	3400	N	N	114 W SMITH ST
002	690520	0125	8/13/04	\$430,000	1030	240	8	1947	3	4945	Y	N	3010 12TH AV W
002	787150	0215	4/20/04	\$362,000	1030	300	8	1915	3	1800	N	N	908 W HALLADAY ST
002	701520	0960	5/5/04	\$480,000	1050	480	8	1955	3	6124	N	N	835 W ETRURIA ST
002	701520	0075	9/27/04	\$418,000	1060	800	8	1958	3	5500	Y	N	3206 11TH AV W
002	192930	0159	8/20/04	\$535,000	1070	600	8	1950	4	5445	Y	N	360 QUEEN ANNE DR
002	253330	0045	12/5/03	\$429,900	1070	870	8	1910	3	4000	Y	N	2816 11TH AV W
002	511340	0129	12/30/03	\$551,250	1090	640	8	1948	3	7576	Y	N	2655 11TH AV W
002	524480	1245	5/15/03	\$420,000	1110	960	8	1985	3	4000	N	N	2612 MAYFAIR AV N
002	681910	0201	5/11/04	\$545,000	1150	760	8	1927	4	4782	Y	N	2718 QUEEN ANNE AV N
002	787150	0685	12/17/03	\$480,500	1170	0	8	1927	4	1890	Y	N	2420 WESTVIEW DR W
002	681910	0215	2/19/04	\$439,000	1170	360	8	1928	3	4000	Y	N	2706 QUEEN ANNE AV N
002	274960	0120	4/26/04	\$460,000	1180	0	8	1965	3	4800	Y	N	3433 10TH AV W
002	690520	0010	7/9/03	\$525,000	1200	920	8	1952	5	7350	N	N	3008 10TH AV W
002	197220	5685	1/8/04	\$379,950	1200	0	8	1993	3	3600	Y	N	40 FLORENTIA ST
002	701520	1095	8/6/04	\$400,000	1210	0	8	1952	3	5200	N	N	3050 11TH AV W
002	701520	1095	7/8/03	\$365,000	1210	0	8	1952	3	5200	N	N	3050 11TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	265250	0175	7/12/04	\$526,500	1210	1000	8	1912	4	4500	N	N	2543 2ND AV W
002	796510	0237	4/23/04	\$527,000	1220	190	8	1914	3	2600	N	N	714 W HALLADAY ST
002	265250	1280	12/23/03	\$511,750	1220	530	8	1923	4	4500	Y	N	2533 1ST AV N
002	701520	0400	10/27/03	\$410,000	1220	240	8	1952	3	8000	N	N	823 W CREMONA ST
002	265250	0415	11/13/03	\$528,000	1250	400	8	1926	3	3655	N	N	120 W SMITH ST
002	940580	0055	4/25/03	\$470,000	1250	0	8	1925	4	4200	N	N	2420 8TH AV W
002	701520	0465	11/14/03	\$464,750	1270	500	8	1951	3	7490	N	N	3214 CONKLING PL W
002	701320	0125	1/27/03	\$447,000	1310	300	8	1928	3	2075	N	N	409 W MCGRAW PL
002	796510	0130	6/25/04	\$662,000	1320	120	8	1911	4	3600	N	N	2506 8TH AV W
002	027500	0050	6/8/04	\$539,500	1330	0	8	1920	3	3150	Y	N	2602 10TH AV W
002	265250	1535	2/13/03	\$432,000	1340	0	8	1910	4	2166	N	N	5 SMITH ST
002	940630	0045	4/30/04	\$460,000	1340	0	8	1907	4	4800	N	N	2415 8TH AV W
002	265250	2040	8/18/03	\$410,000	1360	0	8	1907	3	2400	N	N	114 W MCGRAW ST
002	197220	5720	5/30/03	\$370,000	1360	960	8	1979	3	3600	Y	N	110 FLORENTIA ST
002	744300	0514	3/5/03	\$349,950	1370	0	8	2000	3	1764	N	N	659 W EMERSON ST
002	524480	1425	8/1/03	\$528,250	1380	580	8	1918	5	4000	Y	N	2631 MAYFAIR AV N
002	787150	0190	5/30/03	\$473,000	1390	0	8	1906	4	4000	N	N	2516 10TH AV W
002	744300	0502	11/16/04	\$399,000	1400	0	8	2000	3	1587	Y	N	655 C W EMERSON ST
002	524480	0175	10/27/04	\$410,000	1410	0	8	1909	3	4000	Y	N	2918 MAYFAIR AV N
002	681910	0060	8/5/03	\$668,000	1420	900	8	1926	5	2800	Y	N	4 W RAYE ST
002	690520	0415	10/22/04	\$474,950	1430	700	8	1973	3	3680	Y	N	2604 12TH AV W
002	744300	0508	3/11/04	\$384,000	1440	0	8	2000	3	1502	N	N	657 A W EMERSON ST
002	242503	9082	6/30/03	\$424,000	1440	910	8	1925	3	3700	N	N	2581 6TH AV W
002	277060	4345	10/22/04	\$449,950	1450	0	8	1919	3	3353	N	N	2828 14TH AV W
002	927020	0060	5/7/04	\$511,500	1460	200	8	1905	3	7200	N	N	2442 6TH AV W
002	787150	0520	3/26/03	\$490,000	1460	0	8	1925	4	2600	N	N	2541 WESTVIEW DR W
002	524480	0580	3/3/04	\$636,000	1480	0	8	1908	4	4000	N	N	2925 WARREN AV N
002	701320	0235	12/11/03	\$465,000	1500	0	8	1914	3	2520	N	N	2402 4TH AV W
002	277060	4460	2/14/03	\$278,000	1510	0	8	1927	4	6000	N	N	3232 14TH AV W
002	701220	0036	2/10/04	\$425,000	1520	0	8	1925	3	3880	N	N	2511 4TH AV W
002	272160	0135	5/14/03	\$556,000	1530	700	8	1925	4	3358	Y	N	2556 WARREN AV N

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	701320	0016	3/4/03	\$520,000	1540	600	8	1911	5	3177	N	N	2442 5TH AV W
002	701520	1065	8/27/03	\$517,500	1540	380	8	1953	3	6000	Y	N	3027 10TH AV W
002	524480	1159	11/8/04	\$385,000	1550	0	8	1987	3	5691	N	N	2606 3RD AV N
002	277060	5074	5/10/04	\$679,950	1570	850	8	1985	3	6000	Y	N	3643 12TH AV W
002	787150	0705	9/27/04	\$515,000	1570	0	8	1918	3	3780	N	N	2435 10TH AV W
002	787150	0365	7/8/04	\$535,000	1580	0	8	1909	3	5248	N	N	2605 10TH AV W
002	265250	1910	8/10/04	\$425,000	1590	0	8	1907	3	3600	N	N	2411 1ST AV W
002	277110	5025	6/16/04	\$425,000	1590	0	8	1939	3	5000	Y	N	2507 12TH AV W
002	744300	1467	5/19/04	\$394,500	1620	0	8	1995	3	1860	Y	N	3423 8TH AV W
002	744300	1468	9/3/03	\$380,000	1620	0	8	1995	3	1357	Y	N	3421 8TH AV W
002	265250	0015	3/30/04	\$593,950	1620	0	8	1926	3	4500	N	N	2582 3RD AV W
002	272160	0105	1/29/04	\$460,750	1640	0	8	1925	3	3800	Y	N	2553 WARREN AV N
002	265250	1800	8/1/03	\$415,310	1640	0	8	1906	3	3600	N	N	2410 1ST AV W
002	265300	0210	6/29/04	\$670,000	1650	420	8	1908	4	3600	N	N	115 W SMITH ST
002	192930	0080	9/16/04	\$550,000	1650	930	8	1929	5	3300	Y	N	364 NEWELL ST
002	681910	0100	10/15/03	\$682,500	1660	300	8	1925	4	5040	N	N	2612 1ST AV W
002	265300	0110	7/28/03	\$610,000	1670	0	8	1907	5	5400	N	N	2440 1ST AV W
002	890000	0284	4/9/04	\$460,000	1680	600	8	2003	3	1654	Y	N	3013 HUMES PL W
002	890000	0286	4/9/04	\$459,000	1680	600	8	2003	3	2433	Y	N	3017 HUMES PL W
002	890000	0288	4/13/04	\$455,000	1680	600	8	2003	3	1741	Y	N	3021 HUMES PL W
002	701320	0245	6/23/03	\$449,000	1680	0	8	1910	3	3600	N	N	2455 3RD AV W
002	274960	0135	7/19/04	\$519,000	1680	400	8	1993	3	4800	Y	N	3445 10TH AV W
002	890000	0287	4/19/04	\$468,000	1690	600	8	2003	3	2062	Y	N	3019 HUMES PL W
002	890000	0283	4/22/04	\$449,000	1690	600	8	2003	3	1679	Y	N	3011 HUMES PL W
002	890000	0285	3/23/04	\$432,275	1690	600	8	2003	3	3420	Y	N	3015 HUMES PL W
002	265250	0375	5/22/04	\$672,000	1690	440	8	1913	3	3600	N	N	2528 2ND AV W
002	787150	0535	4/28/04	\$756,650	1700	0	8	1913	4	4511	Y	N	2546 11TH AV W
002	197220	5630	9/27/04	\$650,000	1700	0	8	1927	3	7200	Y	N	8 FLORENTIA ST
002	277160	1658	2/21/03	\$489,000	1700	1280	8	1990	3	3000	Y	N	2235 12TH AV W
002	524480	0110	9/10/03	\$480,000	1720	360	8	1914	4	3492	Y	N	354 FULTON ST
002	524480	1450	4/14/04	\$625,000	1740	0	8	1985	3	3959	Y	N	159 NEWELL ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	940580	0100	9/12/03	\$749,000	1750	0	8	1914	4	4320	N	N	2424 9TH AV W
002	272160	0015	9/27/04	\$660,000	1770	0	8	1923	4	3840	Y	N	2546 1ST AV N
002	265300	0215	5/2/03	\$603,000	1770	0	8	1909	3	4050	N	N	121 W SMITH ST
002	265250	0640	3/29/04	\$457,000	1770	0	8	1908	3	3675	N	N	110 W SMITH ST
002	701220	0210	10/19/04	\$586,000	1780	380	8	2003	3	2250	N	N	304 W HALLADAY ST
002	701220	0210	7/29/03	\$499,000	1780	380	8	2003	3	2250	N	N	304 W HALLADAY ST
002	940580	0090	9/7/04	\$644,000	1780	0	8	1910	5	4320	N	N	2430 9TH AV W
002	744300	0555	11/22/04	\$550,000	1780	790	8	1957	3	4400	Y	N	617 W EMERSON ST
002	940580	0090	6/18/03	\$575,000	1780	0	8	1910	5	4320	N	N	2430 9TH AV W
002	277060	5005	6/25/03	\$505,000	1830	1440	8	1966	3	6600	Y	N	3624 13TH AV W
002	277060	4550	2/12/03	\$420,000	1850	990	8	1991	3	6000	Y	N	3253 13TH AV W
002	524480	1645	10/14/04	\$475,000	1870	550	8	1924	3	4000	Y	N	116 RAYE ST
002	701220	0215	5/27/03	\$539,950	1880	380	8	2003	3	3727	N	N	300 W HALLADAY ST
002	272160	0070	10/17/03	\$685,000	1890	900	8	1923	5	3960	Y	N	2527 WARREN AV N
002	524480	1220	6/18/04	\$615,000	1890	0	8	2002	3	3834	N	N	2634 MAYFAIR AV N
002	097600	0395	10/5/04	\$595,000	1900	1400	8	1965	3	7938	Y	N	417 W ARMOUR ST
002	744300	1605	5/18/04	\$475,000	1900	950	8	1968	3	5835	N	N	1018 W EMERSON ST
002	097600	0392	8/5/03	\$619,950	1956	504	8	2003	3	4000	Y	N	2716 5TH AV W
002	277110	4805	11/11/04	\$800,000	1960	0	8	1916	4	4000	Y	N	2519 11TH AV W
002	277110	4805	11/7/03	\$689,000	1960	0	8	1916	4	4000	Y	N	2519 11TH AV W
002	253330	0660	8/27/03	\$749,000	1970	0	8	1931	3	4500	Y	N	2921 10TH PL W
002	277060	5330	10/17/03	\$625,000	1980	500	8	1978	4	6000	Y	N	3237 12TH AV W
002	701520	0500	10/29/03	\$620,000	1990	240	8	1927	3	4875	Y	N	3256 CONKLING PL W
002	242503	9110	11/21/03	\$643,000	2040	0	8	1924	4	5092	N	N	2576 9TH AV W
002	242503	9080	6/25/03	\$665,000	2050	360	8	1917	3	4158	N	N	2514 5TH AV W
002	253330	0400	5/23/03	\$530,000	2060	0	8	1922	3	4000	N	N	2910 9TH AV W
002	277060	5395	11/5/04	\$565,000	2070	0	8	2004	3	2700	Y	N	3217 11TH AV W
002	272160	0075	5/23/03	\$610,000	2090	0	8	1923	4	3920	Y	N	2531 WARREN AV N
002	796560	0005	12/12/03	\$575,000	2090	0	8	1921	3	3360	N	N	2504 9TH AV W
002	940630	0021	8/24/04	\$550,000	2210	0	8	1910	3	3000	N	N	814 W MCGRAW ST
002	744300	1435	9/17/04	\$555,000	2230	0	8	1987	3	4400	Y	N	941 W EMERSON ST

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**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	286710	0080	3/13/03	\$760,000	2250	700	8	1917	5	5050	N	N	822 W NEWELL ST
002	265250	1480	4/24/03	\$522,500	2300	1000	8	1910	3	3600	N	N	2423 1ST AV N
002	097600	0057	7/2/04	\$630,000	2370	0	8	1990	3	5695	N	N	422 W RAYE ST
002	701320	0265	5/8/03	\$699,000	2540	1320	8	1927	5	4800	N	N	2437 3RD AV W
002	285120	0105	6/27/03	\$523,350	2570	0	8	1911	3	5080	Y	N	2577 4TH AV W
002	277160	1925	3/25/03	\$520,000	3000	0	8	1965	3	5378	N	N	1986 GILMAN DR W
002	253330	0620	11/5/04	\$542,000	1070	950	9	1982	3	4500	Y	N	2916 11TH AV W
002	277060	4170	2/18/03	\$554,000	1620	0	9	1998	3	1863	Y	N	2501 13TH AV W
002	277060	4172	9/23/04	\$494,000	1620	0	9	1998	3	1757	Y	N	2505 13TH AV W
002	690520	0419	7/29/03	\$460,000	1660	360	9	1999	3	1785	Y	N	2651 12TH AV W
002	192930	0331	10/20/03	\$625,000	1680	840	9	1995	3	6400	Y	N	410 RAYE ST
002	277060	5495	6/25/04	\$579,900	1700	220	9	1911	4	6000	N	N	3422 12TH AV W
002	681910	0112	4/9/03	\$725,000	1730	670	9	1925	5	2600	N	N	22 W RAYE ST
002	701520	0820	3/18/03	\$643,500	1790	150	9	1930	4	5733	Y	N	742 W ETRURIA ST
002	701520	0175	5/5/04	\$695,000	1880	700	9	1931	5	5000	N	N	3257 CONKLING PL W
002	690520	0420	1/21/03	\$555,000	1940	630	9	1999	3	3568	Y	N	2653 12TH AV W
002	796510	0075	2/18/04	\$750,000	1960	0	9	1931	4	3600	N	N	2540 8TH AV W
002	796510	0080	5/19/04	\$675,000	1960	0	9	1931	3	3600	N	N	2534 8TH AV W
002	701520	0250	2/15/03	\$625,000	1980	440	9	1927	3	6390	Y	N	824 W ETRURIA ST
002	787150	0280	1/21/03	\$630,000	2010	240	9	1994	5	3600	N	N	913 W RAYE ST
002	277110	4810	5/28/03	\$950,000	2020	1060	9	1911	4	6000	Y	N	2521 11TH AV W
002	277060	5025	4/8/04	\$565,000	2020	930	9	1990	3	6000	Y	N	3606 13TH AV W
002	701520	0065	6/23/03	\$825,000	2170	1000	9	1936	5	5400	Y	N	3203 10TH AV W
002	701520	0065	4/19/04	\$765,000	2170	1000	9	1936	5	5400	Y	N	3203 10TH AV W
002	787150	0735	4/30/03	\$732,000	2240	830	9	1990	4	3803	Y	N	1024 W MCGRAW ST
002	787150	0550	2/18/03	\$869,000	2700	1200	9	1995	4	8496	Y	N	2552 11TH AV W
002	277110	5095	9/29/03	\$746,000	1440	780	10	1973	5	4000	Y	N	2549 12TH AV W
002	890000	0242	5/3/04	\$527,000	1680	0	10	2000	3	1919	N	N	3042 HUMES PL W
002	277060	5170	6/21/04	\$730,000	1770	370	10	1985	3	6000	Y	N	1200 W BERTONA ST
002	277160	1860	12/6/03	\$735,000	2180	240	10	1988	3	4000	Y	N	2401 11TH AV W
002	701520	0440	4/19/04	\$850,000	2240	920	10	2004	3	6301	N	N	810 W DRAVUS ST

***Improved Sales Used in this Annual Update Analysis***  
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**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	701520	1075	8/12/04	\$1,050,000	2330	680	10	1927	4	6000	Y	N	3037 10TH AV W
002	701520	0435	5/1/04	\$969,950	2760	880	10	2004	3	5150	Y	N	806 W DRAVUS ST
002	253330	0460	6/23/03	\$765,000	2930	0	10	1986	3	4500	Y	N	2908 10TH PL W
009	186060	0500	10/19/04	\$425,000	730	0	6	1922	3	4800	Y	N	1812 9TH AV W
009	239710	0790	11/10/04	\$449,000	830	240	6	1907	4	3600	N	N	2113 3RD AV W
009	080900	2540	12/11/03	\$285,000	850	0	6	1991	3	1500	N	N	163 CROCKETT ST
009	239710	0950	12/5/03	\$373,000	890	0	6	1904	4	3600	Y	N	1936 4TH AV W
009	423290	1595	6/9/04	\$305,000	920	0	6	1906	2	3600	N	N	1623 1ST AV W
009	545780	0595	10/31/03	\$370,000	1040	0	6	1920	3	2772	Y	N	915 NOB HILL AV N
009	423290	2370	12/2/03	\$342,500	1110	0	6	1910	3	3600	N	N	1623 5TH AV W
009	239710	1195	7/23/03	\$298,000	1150	0	6	1906	3	3600	N	N	1910 5TH AV W
009	239710	1270	9/10/04	\$457,000	1420	0	6	1904	3	3600	N	N	1925 5TH AV W
009	423290	1186	3/19/04	\$354,500	720	0	7	1990	3	1800	N	N	14 W BLAINE ST
009	179450	0280	6/12/03	\$335,000	780	780	7	1913	4	1800	N	N	110 W BOSTON ST
009	192930	0280	3/3/04	\$425,000	820	0	7	1957	3	5915	Y	N	2569 5TH AV N
009	701120	1105	7/13/04	\$490,000	830	0	7	1904	3	4800	N	N	1911 8TH AV W
009	701120	0765	3/16/04	\$519,000	890	890	7	1925	3	3600	N	N	2143 7TH AV W
009	545730	0955	8/16/04	\$930,000	900	640	7	1941	3	5400	Y	N	173 HIGHLAND DR
009	239710	1350	9/23/04	\$350,000	910	0	7	1907	3	3600	N	N	1936 6TH AV W
009	352890	0420	3/12/03	\$337,900	920	500	7	1915	4	1364	N	N	2414 BIGELOW AV N
009	186110	0061	11/5/03	\$335,000	940	0	7	1912	3	3600	Y	N	907 W HOWE ST
009	239710	1165	10/28/03	\$429,500	960	0	7	1908	4	3600	N	N	1928 5TH AV W
009	616990	0142	1/22/03	\$418,000	960	360	7	1900	4	1340	Y	N	1113 8TH AV W
009	179450	0690	5/28/03	\$445,000	980	0	7	1905	5	3600	N	N	119 W BOSTON ST
009	239710	1000	10/18/04	\$494,000	990	0	7	1906	3	3600	N	N	1906 4TH AV W
009	616990	0096	3/6/03	\$418,000	1010	0	7	1906	5	2160	Y	N	714 W PROSPECT ST
009	179450	0463	2/13/04	\$335,000	1010	0	7	1909	3	2700	N	N	2204 3RD AV W
009	701120	1595	9/10/04	\$370,000	1020	0	7	1910	3	1800	N	N	1959 10TH AV W
009	239710	0411	9/22/04	\$315,000	1020	0	7	1951	3	3600	N	N	2156 5TH AV W
009	186110	0222	3/20/03	\$470,000	1020	970	7	2003	3	2700	N	N	1008 W BLAINE ST
009	239710	1250	12/19/03	\$335,000	1020	0	7	1917	3	3600	N	N	1937 5TH AV W

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**Area 12**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	701120	0105	3/26/03	\$350,000	1030	0	7	1907	3	2161	Y	N	2101 10TH AV W
009	080900	1700	3/14/03	\$420,000	1030	600	7	1907	4	2148	N	N	109 HOWE ST
009	186140	0066	9/18/03	\$297,000	1030	0	7	1962	3	1800	N	N	1003 W GARFIELD ST
009	423290	1640	1/7/04	\$509,000	1040	1040	7	1922	3	2680	N	N	115 W BLAINE ST
009	423290	0455	8/26/04	\$425,000	1040	0	7	1904	3	3600	N	N	1829 4TH AV W
009	701120	0887	8/5/04	\$395,000	1050	0	7	1915	4	2400	Y	N	714 W HOWE ST
009	179450	0190	11/2/04	\$497,000	1070	0	7	1909	3	3600	N	N	2222 1ST AV W
009	239710	0670	3/2/04	\$509,000	1100	590	7	1991	3	3600	N	N	2124 4TH AV W
009	179450	0695	7/27/03	\$411,500	1110	0	7	1904	5	3600	N	N	115 W BOSTON ST
009	081000	0165	6/7/04	\$490,000	1120	0	7	1925	4	6000	N	N	1609 WARREN AV N
009	271410	0020	2/28/03	\$607,000	1130	0	7	1919	4	1776	Y	N	406 COMSTOCK PL
009	192504	9007	9/22/03	\$420,000	1130	1100	7	1936	3	10322	Y	N	2510 LORENTZ PL N
009	423290	1970	4/17/03	\$372,500	1130	0	7	1907	3	3600	N	N	1629 3RD AV W
009	423290	3105	7/7/03	\$347,000	1130	0	7	1906	3	3600	N	N	1528 5TH AV W
009	731890	0062	3/19/03	\$360,000	1130	460	7	1978	3	5000	N	N	1511 2ND AV N
009	239710	1240	10/7/04	\$479,000	1140	100	7	1996	3	3600	N	N	1945 5TH AV W
009	701120	1465	8/31/04	\$405,000	1140	0	7	1925	3	4390	Y	N	1916 11TH AV W
009	323220	0095	4/1/04	\$300,000	1140	0	7	1931	3	3625	N	N	1830 12TH AV W
009	080900	0545	7/15/04	\$500,000	1150	100	7	1929	3	4000	N	N	1606 3RD AV N
009	701120	1035	8/3/04	\$469,000	1150	1010	7	1908	3	3600	N	N	1934 9TH AV W
009	688990	0285	7/6/04	\$735,000	1160	180	7	1968	3	5160	Y	N	438 COMSTOCK PL
009	080900	0815	1/8/03	\$399,950	1160	200	7	1904	3	2000	N	N	119 BLAINE ST
009	239710	0605	11/12/04	\$553,000	1170	0	7	1913	4	2400	N	N	410 W CROCKETT ST
009	239710	0605	4/14/03	\$425,000	1170	0	7	1913	4	2400	N	N	410 W CROCKETT ST
009	168940	1369	8/25/04	\$416,000	1170	720	7	1905	4	2440	Y	N	457 GARFIELD ST
009	080900	1895	7/28/03	\$420,000	1200	70	7	1925	3	3400	N	N	308 HOWE ST
009	423290	3515	5/16/03	\$489,000	1210	150	7	1902	5	3600	N	N	1518 3RD AV W
009	080900	0805	9/3/03	\$490,700	1210	200	7	1904	5	3600	N	N	1722 1ST AV N
009	080900	2030	3/4/03	\$420,000	1230	250	7	1926	4	3600	N	N	1903 NOB HILL AV N
009	545780	0605	8/18/04	\$625,000	1250	530	7	1957	3	4158	Y	N	325 WARD ST
009	080900	0945	5/14/04	\$435,000	1250	480	7	1918	3	2760	N	N	206 HAYES ST

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**Area 12**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	701120	1245	9/18/03	\$407,000	1270	0	7	1906	3	3600	N	N	1928 10TH AV W
009	534420	0330	1/22/03	\$524,000	1270	0	7	1921	4	6000	N	N	312 WHEELER ST
009	239710	0025	8/19/03	\$498,500	1280	0	7	1905	4	5400	N	N	2144 7TH AV W
009	323220	0015	5/6/04	\$451,000	1290	0	7	1905	3	3625	N	N	1807 11TH AV W
009	239710	1285	1/22/04	\$485,000	1300	0	7	1906	4	3600	N	N	1917 5TH AV W
009	080900	0835	7/14/04	\$450,000	1300	200	7	1905	3	6000	N	N	1713 WARREN AV N
009	186060	0015	10/28/03	\$1,068,000	1340	600	7	1940	3	7200	Y	N	1525 7TH AV W
009	423290	3195	2/11/03	\$405,000	1350	0	7	1926	3	4800	N	N	1519 4TH AV W
009	701120	0265	7/28/04	\$350,000	1350	0	7	1909	3	3600	N	N	2116 10TH AV W
009	186110	0025	11/8/04	\$382,500	1350	0	7	1900	4	3600	Y	N	1622 10TH AV W
009	423290	3760	10/21/04	\$529,000	1360	700	7	1984	3	3600	N	N	1517 1ST AV W
009	080900	1955	7/22/04	\$486,000	1360	0	7	1924	4	3400	N	N	305 NEWTON ST
009	423290	3760	5/8/03	\$427,200	1360	700	7	1984	3	3600	N	N	1517 1ST AV W
009	701120	0875	5/21/03	\$327,867	1360	920	7	1990	3	3600	N	N	1910 8TH AV W
009	239710	1107	10/9/03	\$427,000	1370	140	7	1913	3	2400	N	N	410 W HOWE ST
009	688990	0275	6/7/04	\$680,000	1370	800	7	2001	3	3300	Y	N	417 LEE ST
009	080900	2300	4/23/03	\$544,000	1380	700	7	1919	4	3240	N	N	302 NEWTON ST
009	239710	0360	3/5/04	\$365,000	1380	0	7	1919	4	3600	N	N	2127 5TH AV W
009	081000	0135	7/19/04	\$391,000	1390	0	7	1926	3	2850	N	N	107 HAYES ST
009	545780	1050	7/28/03	\$525,000	1400	0	7	1909	3	4200	N	N	1110 NOB HILL AV N
009	239710	1055	3/27/03	\$462,000	1430	400	7	1911	4	3600	N	N	1935 4TH AV W
009	423290	1785	3/21/03	\$435,000	1430	620	7	1910	4	3600	N	N	1629 2ND AV W
009	423290	3670	3/26/03	\$499,000	1440	0	7	1983	3	3600	N	N	1536 2ND AV W
009	192930	0245	10/28/04	\$599,950	1450	0	7	1909	4	5000	Y	N	411 RAYE ST
009	423290	1770	6/4/04	\$500,000	1470	0	7	1923	3	2640	N	N	209 W BLAINE ST
009	545780	0850	12/10/03	\$520,000	1480	0	7	1925	3	3200	Y	N	1107 NOB HILL AV N
009	179450	0025	1/15/04	\$620,000	1490	800	7	1990	3	6000	N	N	2215 1ST AV N
009	080900	1780	6/5/03	\$320,500	1490	0	7	1910	3	6000	N	N	1915 WARREN AV N
009	186060	0355	2/17/04	\$519,000	1500	570	7	1906	5	4800	N	N	1824 8TH AV W
009	545780	1115	10/1/04	\$860,000	1520	390	7	1925	3	3608	Y	N	365 PROSPECT ST
009	080900	1228	6/23/04	\$539,950	1520	0	7	1925	4	4200	Y	N	1709 4TH AV N

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**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	423290	2040	6/3/03	\$460,000	1530	0	7	1902	5	2400	N	N	317 W BLAINE ST
009	186060	0850	9/9/04	\$482,900	1540	400	7	1925	3	3600	N	N	1516 10TH AV W
009	689040	0045	5/21/04	\$490,000	1540	0	7	1902	5	4158	Y	N	406 HIGHLAND DR
009	423290	1188	10/31/03	\$330,000	1550	0	7	1978	3	1800	N	N	24 W BLAINE ST
009	081000	0040	10/30/03	\$550,000	1580	0	7	1923	4	6000	N	N	1600 WARREN AV N
009	701120	1040	9/16/04	\$425,000	1580	300	7	1914	3	3600	N	N	1930 9TH AV W
009	173280	0910	6/26/04	\$550,000	1590	150	7	1913	3	3880	N	N	411 W LEE ST
009	239710	0085	5/13/04	\$460,000	1610	0	7	1905	5	3600	N	N	2110 7TH AV W
009	081000	0060	7/24/03	\$601,000	1650	0	7	1900	4	6000	N	N	1620 WARREN AV N
009	186140	0140	12/18/03	\$470,000	1650	150	7	1955	3	5400	Y	N	1524 11TH AV W
009	701120	1235	3/4/04	\$501,511	1680	480	7	1906	4	5400	N	N	1930 10TH AV W
009	239710	0685	7/15/03	\$636,000	1700	0	7	1989	3	3600	N	N	2116 4TH AV W
009	080900	0620	9/16/04	\$625,000	1710	0	7	1900	4	6000	N	N	320 GARFIELD ST
009	770510	0170	3/12/03	\$637,000	1730	0	7	1908	5	2070	Y	N	1110 W GARFIELD ST
009	692670	0100	8/23/03	\$615,000	1730	0	7	1995	3	4000	N	N	1807 BIGELOW AV N
009	080900	0720	11/17/03	\$425,500	1750	0	7	1925	4	3060	N	N	1605 3RD AV N
009	080900	2370	3/7/03	\$410,000	1770	0	7	1919	4	4500	N	N	2013 NOB HILL AV N
009	081000	0120	7/18/03	\$599,999	1790	900	7	1926	4	6000	Y	N	1606 1ST AV N
009	423290	2005	2/19/04	\$513,000	1790	0	7	1900	4	4500	N	N	1607 3RD AV W
009	423290	1635	3/27/03	\$340,000	1820	600	7	1922	3	3200	N	N	1634 2ND AV W
009	239710	0916	3/21/03	\$470,000	1830	0	7	1907	3	4800	N	N	315 W CROCKETT ST
009	080900	3795	6/29/04	\$540,000	1840	0	7	1923	3	4370	N	N	2312 NOB HILL AV N
009	423290	2070	7/14/04	\$485,000	1850	0	7	1906	3	5280	N	N	1624 4TH AV W
009	272160	0215	6/12/03	\$420,000	1850	120	7	1924	4	4000	N	N	2506 WARREN AV N
009	080900	1675	5/12/04	\$661,000	1860	0	7	1907	3	4000	N	N	1802 1ST AV N
009	080900	3225	3/31/04	\$470,000	1970	500	7	1913	2	3200	N	N	309 LYNN ST
009	186140	0040	9/17/04	\$445,000	1970	0	7	1923	3	5400	N	N	1611 10TH AV W
009	545780	0985	2/27/04	\$835,000	2020	500	7	1905	3	5460	Y	N	361 HIGHLAND DR
009	080900	3140	1/24/03	\$552,750	2140	0	7	1913	3	4000	N	N	2222 NOB HILL AV N
009	186140	0105	3/19/04	\$642,000	2170	390	7	1903	3	9000	N	N	1509 10TH AV W
009	701120	1520	11/1/04	\$525,000	2180	0	7	1910	4	3600	Y	N	1921 10TH AV W

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**Area 12**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	186060	0655	6/12/03	\$705,000	2240	0	7	1919	3	4800	Y	N	1529 8TH AV W
009	081000	0085	7/18/03	\$608,500	2300	1260	7	1922	4	6000	N	N	1617 2ND AV N
009	080900	3775	5/20/04	\$623,000	2340	120	7	1923	3	4000	N	N	2302 NOB HILL AV N
009	701120	0896	1/8/04	\$512,500	780	200	8	1921	5	2400	Y	N	1901 7TH AV W
009	701120	1018	1/27/03	\$301,000	920	120	8	2002	3	1788	N	N	1944 A 9TH AV W
009	701120	1019	3/24/03	\$280,000	920	120	8	2002	3	1080	N	N	1944 B 9TH AV W
009	701120	1116	7/19/04	\$429,950	980	0	8	2003	3	1302	N	N	1917C 8TH AV W
009	701120	1118	11/16/04	\$425,000	980	0	8	2003	3	1637	N	N	1917A 8TH AV W
009	701120	1117	8/13/04	\$419,950	1000	0	8	2003	3	979	N	N	1917B 8TH AV W
009	080900	1020	5/19/03	\$600,000	1020	350	8	1910	5	6000	N	N	1713 3RD AV N
009	239710	1525	11/8/04	\$550,000	1030	680	8	1930	3	3600	Y	N	1950 7TH AV W
009	701120	0107	11/25/03	\$411,000	1090	300	8	2003	3	1440	N	N	2101 10TH AV W
009	701120	0396	1/7/03	\$343,000	1110	222	8	2001	3	1500	N	N	2156 9TH AV
009	080900	0790	2/25/04	\$395,000	1180	0	8	1904	3	3600	N	N	1716 1ST AV N
009	080900	1655	11/4/04	\$565,000	1190	0	8	1905	3	6000	N	N	1809 2ND AV N
009	080900	1765	3/12/03	\$460,000	1210	400	8	1926	3	4000	N	N	1923 WARREN AV N
009	701120	1230	3/4/03	\$520,000	1210	940	8	1929	4	5400	Y	N	1934 10TH AV W
009	179450	0250	5/10/04	\$479,950	1230	0	8	1926	3	3600	N	N	2229 1ST AV W
009	080900	0985	6/26/03	\$685,000	1240	1200	8	1907	5	2975	N	N	1723 3RD AV N
009	080900	2555	3/24/04	\$585,000	1250	840	8	1902	5	5400	N	N	2017 2ND AV N
009	701120	1255	11/13/03	\$400,000	1260	0	8	1907	4	3600	N	N	1922 10TH AV W
009	956180	0111	8/26/04	\$735,000	1330	780	8	1958	3	6030	N	N	1212 3RD AV N
009	239710	1105	5/20/04	\$555,000	1360	0	8	1913	3	2400	N	N	406 W HOWE ST
009	179450	0300	10/28/03	\$395,000	1360	0	8	1904	3	2700	N	N	2234 2ND AV W
009	770510	0030	9/1/04	\$630,000	1380	420	8	1951	3	6250	Y	N	1537 11TH AV W
009	239710	0606	7/15/04	\$534,500	1380	300	8	1917	4	2400	N	N	406 W CROCKETT ST
009	213870	0055	2/12/03	\$489,000	1380	0	8	1912	5	2600	N	N	153 MCGRAW ST
009	080900	3610	10/3/03	\$675,000	1440	220	8	1907	4	5370	N	N	2312 WARREN AV N
009	081000	0110	9/4/03	\$521,500	1440	0	8	1904	4	3000	N	N	108 GARFIELD ST
009	239710	0816	4/19/04	\$638,000	1450	640	8	1913	4	2400	N	N	305 W CROCKETT ST
009	239710	1365	7/12/04	\$492,500	1470	0	8	1908	4	3600	N	N	1928 6TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	081000	0175	6/1/04	\$600,000	1480	0	8	1907	4	3000	N	N	114 GARFIELD ST
009	388090	0140	10/10/03	\$1,100,000	1490	0	8	1947	3	9088	Y	N	417 W PROSPECT ST
009	323220	0010	11/10/04	\$485,000	1500	0	8	1917	3	2280	N	N	1805 11TH AV W
009	545780	1805	9/8/04	\$765,000	1510	0	8	1982	3	2880	Y	N	406 PROSPECT ST
009	731890	0057	4/16/04	\$432,000	1520	0	8	1917	3	3025	N	N	1519 2ND AV N
009	616990	1196	9/16/04	\$602,000	1530	290	8	1919	3	2260	Y	N	1007 W GALER ST
009	701120	1450	4/26/04	\$450,000	1530	0	8	1930	3	5400	Y	N	1924 11TH AV W
009	186110	0030	11/6/03	\$519,950	1530	350	8	1908	5	3600	Y	N	1618 10TH AV W
009	080900	1260	9/19/03	\$625,000	1540	0	8	1906	5	5775	Y	N	1706 4TH AV N
009	239710	0640	3/6/03	\$575,000	1560	870	8	1907	5	3600	N	N	2142 4TH AV W
009	173280	1300	1/28/04	\$625,000	1560	0	8	1957	4	6400	N	N	1411 6TH AV W
009	080900	1105	4/18/03	\$520,000	1560	600	8	1984	4	4000	N	N	315 BLAINE ST
009	080900	2070	9/12/03	\$418,000	1560	0	8	1913	3	2970	N	N	1916 NOB HILL AV N
009	352890	0190	6/20/03	\$520,000	1570	420	8	1927	4	3500	Y	N	2518 4TH AV N
009	179450	0420	4/19/04	\$650,000	1580	0	8	1916	4	2360	N	N	223 W MCGRAW ST
009	080900	0255	8/8/03	\$627,500	1580	0	8	1901	5	3000	N	N	1512 NOB HILL AV N
009	081000	0080	8/21/03	\$551,000	1580	810	8	1925	4	2750	N	N	163 HAYES ST
009	080900	3555	10/7/04	\$735,000	1590	140	8	1907	4	5400	N	N	2309 WARREN AV N
009	421240	0105	3/12/04	\$570,000	1600	600	8	2003	3	2305	N	N	150 LEE ST
009	421240	0106	4/22/04	\$570,000	1600	600	8	2003	3	2014	N	N	152 LEE ST
009	423290	3768	2/24/03	\$519,000	1600	400	8	2003	3	3600	N	N	1511 1ST AV W
009	168940	0790	11/16/04	\$632,000	1600	0	8	1923	3	3000	Y	N	502 NEWTON ST
009	239710	0900	7/2/04	\$656,000	1620	0	8	1906	4	3200	N	N	310 W HOWE ST
009	179450	1390	5/16/03	\$656,000	1630	910	8	1922	3	2700	N	N	223 W CROCKETT ST
009	080900	1995	7/7/03	\$660,000	1640	600	8	1921	3	3600	N	N	1911 NOB HILL AV N
009	616990	0440	9/19/03	\$699,000	1640	660	8	1930	4	6600	Y	N	1217 10TH AV W
009	534420	0005	7/27/04	\$785,000	1650	0	8	1914	4	3840	N	N	2316 NOB HILL AV N
009	322020	0005	6/21/04	\$580,000	1680	0	8	1918	2	3091	N	N	125 LEE ST
009	080900	3545	8/12/04	\$525,000	1690	0	8	1904	3	5969	N	N	2311 WARREN AV N
009	423290	3640	3/19/03	\$452,250	1690	830	8	1909	2	4410	N	N	1509 2ND AV W
009	701120	1297	8/6/04	\$593,000	1720	600	8	1918	4	2400	Y	N	1903 9TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	701120	1115	5/20/03	\$560,000	1730	1040	8	1985	3	3284	Y	N	1913 8TH AV W
009	423290	3580	10/1/04	\$387,500	1740	0	8	1907	2	3600	N	N	1529 2ND AV W
009	186060	0325	10/8/03	\$675,000	1760	0	8	1903	2	4800	Y	N	1805 7TH AV W
009	545780	0085	12/31/03	\$733,000	1790	0	8	1905	4	6820	Y	N	204 WARD ST
009	352890	0577	3/7/03	\$647,000	1800	0	8	1908	4	3960	Y	N	2322 BIGELOW AV N
009	179450	0415	10/7/03	\$485,000	1800	0	8	1915	3	2360	N	N	219 W MCGRAW ST
009	239710	0185	6/9/04	\$499,000	1800	0	8	1990	3	3600	N	N	2111 6TH AV W
009	545780	1760	8/27/03	\$639,000	1800	0	8	1925	3	2800	Y	N	1116 4TH AV N
009	080900	0865	7/9/04	\$719,000	1840	0	8	1912	5	4010	N	N	1710 WARREN AV N
009	168940	1230	7/28/03	\$715,000	1880	0	8	1913	4	4875	Y	N	1602 5TH AV N
009	352890	0300	10/19/04	\$750,000	1880	100	8	1910	4	5250	Y	N	417 SMITH ST
009	423290	3390	3/26/04	\$710,000	1900	180	8	1924	5	2100	N	N	1533 3RD AV W
009	701120	0470	7/21/04	\$732,000	1900	830	8	1926	5	5400	N	N	2110 9TH AV W
009	423290	2595	12/9/03	\$630,000	1900	240	8	1925	4	3600	N	N	602 W GARFIELD ST
009	701120	1050	11/3/03	\$642,000	1940	0	8	1904	5	5400	N	N	1924 9TH AV W
009	081000	0075	2/25/03	\$545,000	1950	980	8	1925	5	3250	N	N	1621 2ND AV N
009	423290	3565	4/26/04	\$813,000	1960	320	8	1907	4	3600	N	N	1535 2ND AV W
009	423290	2415	7/8/04	\$500,000	2010	250	8	1906	2	2400	N	N	519 W BLAINE ST
009	168940	0435	11/10/03	\$820,000	2020	0	8	1922	4	4000	N	N	2207 5TH AV N
009	388090	0135	4/20/04	\$814,000	2040	0	8	1923	3	3570	N	N	1012 5TH AV W
009	545730	0815	6/6/03	\$839,000	2050	240	8	1924	2	8112	Y	N	916 WARREN AV N
009	168940	0390	11/22/04	\$750,000	2070	0	8	1923	4	3904	N	N	2216 BIGELOW AV N
009	701120	0775	11/15/04	\$730,000	2080	600	8	1908	3	4800	N	N	2151 7TH AV W
009	692370	0070	11/21/03	\$819,000	2110	0	8	1903	5	4000	N	N	1902 1ST AV N
009	080900	2135	7/3/03	\$895,000	2130	0	8	1903	5	5750	N	N	1900 4TH AV N
009	186060	0685	10/18/04	\$999,000	2150	900	8	1909	5	3300	Y	N	1509 8TH AV W
009	616990	1136	3/21/03	\$550,000	2220	530	8	1914	3	4200	N	N	1432 10TH AV W
009	352890	0280	8/26/04	\$720,000	2240	0	8	1913	4	5250	N	N	437 SMITH ST
009	168940	1240	4/14/03	\$950,000	2260	480	8	1930	4	5947	Y	N	1606 5TH AV N
009	423290	0630	5/14/04	\$719,000	2290	800	8	1912	3	5400	Y	N	1811 3RD AV W
009	616990	0500	4/22/03	\$725,000	2360	0	8	1921	4	7200	Y	N	1218 10TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	956180	0060	10/18/04	\$669,000	2440	0	8	1973	4	3690	Y	N	1235 3RD AV N
009	173280	1520	12/18/03	\$858,750	2440	0	8	1903	5	6400	N	N	421 W GALER ST
009	423290	3505	11/2/04	\$730,000	2530	500	8	1988	3	5400	N	N	1522 3RD AV W
009	692670	0405	9/20/03	\$758,000	2640	890	8	1920	3	4500	Y	N	2001 5TH AV N
009	616990	0705	9/23/04	\$960,000	2670	1280	8	1908	5	4200	Y	N	1205 8TH AV W
009	173280	0835	7/18/03	\$907,000	2720	0	8	1902	3	9600	N	N	416 W HIGHLAND DR
009	081000	0052	7/24/03	\$772,500	2770	0	8	1984	3	7200	N	N	1612 WARREN AV N
009	186140	0150	10/10/03	\$650,000	2780	1390	8	1969	3	5400	Y	N	1516 11TH AV W
009	616990	1105	3/13/03	\$810,000	3390	680	8	1900	3	7200	Y	N	1415 9TH AV W
009	701120	1016	3/7/03	\$390,000	1320	380	9	2002	3	1156	Y	N	1946 B 9TH AV W
009	387990	1495	10/20/04	\$875,000	1560	670	9	1929	4	2862	Y	N	1009 5TH AV W
009	701120	1024	4/14/03	\$510,000	1600	400	9	2002	3	2558	Y	N	1940 9TH AV W
009	186060	0095	7/15/04	\$995,000	1600	250	9	1949	3	7200	Y	N	1516 8TH AV W
009	352890	0060	11/3/03	\$546,000	1600	0	9	1918	3	4000	N	N	2411 4TH AV N
009	186060	0380	6/25/04	\$660,000	1600	800	9	1918	5	3600	Y	N	1810 8TH AV W
009	169890	0020	5/5/04	\$537,000	1630	0	9	1927	4	3000	N	N	319 SMITH PL
009	173230	0095	10/14/04	\$731,000	1720	850	9	1996	3	4530	Y	N	1411 1ST AV N
009	352890	0065	2/20/03	\$845,000	1790	800	9	1915	5	4000	N	N	2407 4TH AV N
009	173280	0610	4/26/04	\$989,000	1830	410	9	1953	3	7250	Y	N	602 W HIGHLAND DR
009	545780	0840	9/30/04	\$1,150,000	1840	290	9	1996	3	3200	Y	N	1101 NOB HILL AV N
009	387990	1490	5/23/03	\$850,000	1840	0	9	1922	4	3686	Y	N	508 W KINNEAR PL
009	169890	0240	7/29/04	\$643,000	1870	900	9	1929	5	2625	Y	N	2502 NOB HILL AV N
009	080900	1245	9/22/03	\$925,000	1880	0	9	1903	4	6000	N	N	1701 4TH AV N
009	352890	0480	4/4/03	\$705,000	1890	840	9	1919	5	4200	N	N	412 MCGRAW ST
009	609600	0380	8/11/03	\$1,009,000	1910	380	9	1904	4	6871	Y	N	321 LEE ST
009	080900	1060	5/10/04	\$699,000	1930	0	9	1905	3	4000	N	N	1708 3RD AV N
009	545730	0785	6/25/04	\$905,000	1980	600	9	1979	4	4840	Y	N	173 WARD ST
009	701120	0815	4/17/03	\$695,000	1980	0	9	1911	4	4800	Y	N	1944 8TH AV W
009	239710	0575	6/18/04	\$661,000	2000	0	9	1998	3	3600	N	N	2123 4TH AV W
009	169890	0040	4/4/03	\$730,000	2030	600	9	1927	5	4000	N	N	2459 NOB HILL AV N
009	186140	0022	2/6/04	\$615,000	2040	240	9	1924	4	3120	N	N	1600 11TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	168940	1250	9/23/04	\$1,310,000	2060	1310	9	1941	4	5950	Y	N	1616 5TH AV N
009	168940	1290	3/22/03	\$865,000	2090	690	9	1957	3	5700	Y	N	1602 BIGELOW AV N
009	701120	1175	3/12/03	\$785,000	2100	700	9	1926	4	4320	Y	N	1949 8TH AV W
009	173230	0080	7/23/04	\$848,000	2140	0	9	1923	4	5784	Y	N	1407 1ST AV N
009	352890	0325	11/11/04	\$984,800	2190	340	9	1985	3	4112	N	N	406 WHEELER ST
009	080900	3065	4/3/03	\$599,000	2240	540	9	1995	3	4618	N	N	2208 4TH AV N
009	080900	1160	1/2/04	\$640,000	2240	0	9	1926	3	4000	N	N	1701 NOB HILL AV N
009	173280	0410	8/18/04	\$1,675,000	2270	1130	9	1950	3	7488	Y	N	610 W PROSPECT ST
009	352890	0510	5/9/03	\$839,000	2280	0	9	1925	5	4725	N	N	458 MCGRAW ST
009	352890	0515	7/7/03	\$698,950	2290	800	9	1930	5	4410	N	N	460 MCGRAW ST
009	322020	0015	9/14/04	\$1,292,857	2340	940	9	1955	4	10000	Y	N	1215 WARREN AV N
009	387990	1910	6/5/03	\$1,000,000	2360	0	9	1924	5	4000	N	N	621 W KINNEAR PL
009	186060	0645	4/9/03	\$1,050,000	2420	830	9	1900	5	3600	Y	N	803 W GARFIELD ST
009	173180	1020	8/13/04	\$595,000	2570	0	9	1990	3	2552	N	N	1409 3RD AV W
009	302504	9017	2/20/03	\$1,595,000	2750	890	9	1988	4	6888	Y	N	364 HIGHLAND DR
009	323220	0065	8/19/03	\$654,375	2750	0	9	1989	3	3625	Y	N	1808 12TH AV W
009	173280	1340	10/13/03	\$1,260,000	2860	0	9	1904	3	6779	N	N	1418 WILLARD AV W
009	168940	0540	4/21/04	\$695,000	3000	0	9	1926	4	6000	N	N	2111 5TH AV N
009	770510	0139	4/7/04	\$675,000	3370	300	9	1989	3	4725	Y	N	1121 W BLAINE ST
009	545730	0190	4/24/04	\$1,585,000	4290	1690	9	1910	3	7680	Y	N	123 PROSPECT ST
009	173180	0715	9/10/04	\$1,100,000	4680	700	9	1983	3	8330	Y	N	16 COMSTOCK ST
009	173280	0700	7/30/03	\$1,150,000	1440	1200	10	1983	4	5000	N	N	510 W HIGHLAND DR
009	701420	0043	6/25/03	\$507,900	1640	420	10	2001	3	1726	N	N	116 GALER ST
009	956180	0132	5/13/04	\$869,000	1950	340	10	2004	3	1911	Y	N	1238 3RD AV N
009	186060	0845	8/2/04	\$660,000	2320	0	10	1994	3	3600	N	N	1518 10TH AV W
009	387990	1505	5/27/04	\$1,200,000	2420	800	10	2000	3	3495	Y	N	1005 5TH AV W
009	956180	0130	8/31/04	\$975,000	2760	1160	10	2004	3	4095	N	N	1240 3RD AV N
009	545730	0820	10/17/03	\$1,270,000	3060	900	10	1998	3	5200	Y	N	159 WARD ST
009	168940	0245	3/2/04	\$1,800,000	3070	300	10	2002	3	9000	Y	N	470 LYNN ST
009	080900	0360	10/16/03	\$1,235,000	3400	0	10	1911	5	5773	Y	N	406 GALER ST
009	715920	0005	6/1/04	\$2,105,000	3650	0	10	1910	4	8856	Y	N	1230 WARREN AV N

***Improved Sales Used in this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	173280	0535	9/17/03	\$2,700,000	4870	1500	10	1913	4	20553	Y	N	1220 7TH AV W
009	173280	0711	2/9/04	\$1,025,000	2660	100	11	1989	3	5000	N	N	516 W HIGHLAND DR
009	173280	0536	8/20/04	\$1,640,000	2780	260	11	1970	4	3045	N	N	1217 WILLARD AV W
009	173180	0635	9/10/04	\$1,475,000	2900	1290	11	1991	3	5197	Y	N	11 COMSTOCK ST
009	186060	0260	1/14/03	\$990,000	3160	0	11	1991	4	2750	N	N	710 W GARFIELD ST
009	168940	0830	5/14/03	\$1,725,000	4090	0	11	1911	4	17850	Y	N	517 CROCKETT ST
009	173280	1305	12/3/03	\$1,735,000	4180	1750	11	1904	4	8136	N	N	608 W LEE ST
009	887300	0025	9/10/04	\$2,268,000	3780	1250	12	2003	3	6348	Y	N	110 HIGHLAND DR
009	173280	0490	5/20/03	\$1,980,000	4720	650	12	1940	4	15490	Y	N	665 W HIGHLAND DR
009	173280	0270	11/24/03	\$3,000,000	3090	2120	13	1987	3	15000	Y	N	1100 5TH AV W

***Improved Sales Removed from this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	097600	0320	10/22/04	\$751,500	DIAGNOSTIC OUTLIER
002	097600	0575	2/23/04	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	097600	0645	7/11/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	197220	5725	4/18/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	213870	0255	10/21/04	\$188,000	DOR RATIO
002	213870	0535	1/30/03	\$4,890	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
002	265250	1090	5/30/03	\$83,187	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
002	265250	1215	1/9/03	\$27,000	DOR RATIO
002	265250	2125	9/4/03	\$440,000	UNFIN AREA
002	272160	0165	2/20/03	\$155,228	QUIT CLAIM DEED; STATEMENT TO DOR DOR RATIO
002	277060	4240	1/15/03	\$194,738	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; QCD
002	277060	4260	4/12/04	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	277060	4305	8/16/04	\$200,000	QUIT CLAIM DEED DORRATIO
002	277060	4455	11/10/04	\$436,000	DIAGNOSTIC OUTLIER
002	277060	4595	12/16/03	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	4990	11/14/03	\$18,663	QUIT CLAIM DEED DORRatio
002	277060	5120	4/22/04	\$465,000	ACTIVE PERMIT BEFORE SALE>25K
002	277110	4835	6/16/03	\$410,000	1031 TRADE
002	277110	4880	7/30/03	\$385,000	OBSOL
002	277110	4925	5/7/04	\$445,000	PREVIMP<=10K
002	277160	1750	8/12/03	\$350,000	DIAGNOSTIC OUTLIER
002	277160	1785	1/31/03	\$81,619	QC DEED; RELATED PARTY, FRIEND, OR NGHBR
002	277160	1800	1/8/04	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277160	1905	4/22/03	\$115,000	QUIT CLAIM DEED DOR RATIO
002	286710	0419	2/19/04	\$360,000	RELOCATION - SALE BY SERVICE
002	286710	0419	2/10/04	\$360,000	RELOCATION - SALE TO SERVICE
002	342960	0062	10/25/04	\$755,000	DIAGNOSTIC OUTLIER
002	511340	0075	2/25/03	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	511340	0168	10/22/04	\$525,100	RELOCATION - SALE TO SERVICE
002	511340	0219	10/8/03	\$293,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	511340	0290	3/18/03	\$327,000	DIAGNOSTIC OUTLIER
002	511340	0300	6/12/03	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	511340	0436	4/29/03	\$370,000	RELOCATION - SALE BY SERVICE
002	511340	0436	4/28/03	\$370,000	RELOCATION - SALE TO SERVICE
002	511340	0540	10/29/03	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524480	0180	9/26/03	\$378,222	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524480	0190	2/17/04	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524480	0240	8/27/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
002	524480	0280	5/14/03	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524480	0455	1/23/04	\$180,069	PARTIAL INTEREST;RELATED PARTY, FRIEND, NGHBR
002	524480	0535	8/29/03	\$110,093	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
002	524480	0945	2/10/03	\$280,000	UNFIN AREA
002	524480	1500	10/31/03	\$367,000	RELOCATION - SALE BY SERVICE
002	524480	1500	10/31/03	\$367,000	RELOCATION - SALE TO SERVICE
002	681910	0020	1/21/03	\$423,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis**

**Area 12**

**(1 to 3 Unit Residences)**

002	681910	0180	11/17/04	\$466,000	OBSOL
002	690520	0230	12/1/03	\$71,750	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
002	701320	0080	8/20/04	\$397,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	701320	0240	3/3/03	\$165,000	ESTATE ADMIN, GUARDIAN, EXECUTOR; QCD
002	701520	0190	2/11/04	\$105,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	701520	0440	4/14/03	\$439,000	BUILDER OR DEVELOPER SALES DOR RATIO
002	701520	0600	2/3/04	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	744300	1342	6/20/03	\$322,000	DIAGNOSTIC OUTLIER
002	744300	1480	2/26/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	766270	0055	6/26/03	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	787150	0050	2/5/03	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	787150	0460	10/26/04	\$582,000	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
002	927020	0280	12/3/03	\$168,800	PARTIAL INTEREST;RELATED PARTY,FRIEND,NGBR
002	940630	0005	2/18/04	\$550,000	RELOCATION - SALE BY SERVICE
002	940630	0005	2/5/04	\$550,000	RELOCATION - SALE TO SERVICE
009	080900	0315	10/28/03	\$335,000	DIAGNOSTIC OUTLIER
009	080900	0695	7/22/04	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	0830	8/6/03	\$325,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR, OBSOL
009	080900	0835	9/8/03	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	080900	1875	5/6/03	\$817,000	DIAGNOSTIC OUTLIER
009	080900	3160	2/10/03	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	080900	3325	2/27/04	\$105,558	DOR RATIO
009	080900	3400	4/7/04	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	168940	0060	10/3/03	\$1,032,500	RELOCATION - SALE BY SERVICE
009	168940	0060	10/13/03	\$1,032,500	RELOCATION - SALE TO SERVICE
009	168940	0070	3/25/03	\$675,000	RELOCATION - SALE BY SERVICE
009	168940	0750	6/21/04	\$995,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	173180	1025	6/25/04	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	173230	0095	10/11/03	\$790,000	RELOCATION - SALE TO SERVICE
009	173230	0095	4/6/04	\$700,000	RELOCATION - SALE TO SERVICE
009	173280	0975	9/26/03	\$900,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	173280	1496	9/9/04	\$499,950	RELATED PARTY, FRIEND, OR NEIGHBOR
009	173280	1505	10/6/03	\$1,250,000	DIAGNOSTIC OUTLIER
009	179450	0160	11/3/03	\$227,273	QC DEED; RELATED PARTY, FRIEND, OR NGHBR
009	179450	0235	9/1/04	\$574,500	RELOCATION - SALE BY SERVICE
009	179450	0235	9/1/04	\$574,500	RELOCATION-SALE TO SERVICE
009	179450	0450	12/11/03	\$170,963	QUIT CLAIM DEED; DOR RATIO
009	179450	0645	2/13/04	\$500,000	DIAGNOSTIC OUTLIER
009	186060	0120	12/23/03	\$715,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	186060	0350	9/22/04	\$149,153	DOR RATIO
009	186060	0505	10/16/03	\$536,000	%COMPL; DOR RATIO
009	186060	0570	6/6/03	\$800,000	NO MARKET EXPOSURE
009	186140	0065	1/15/03	\$385,000	OBSOL
009	186140	0068	7/30/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	213870	0205	1/13/03	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	213870	0225	9/11/03	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0235	5/21/03	\$450,000	IMP COUNT

**Improved Sales Removed from this Annual Update Analysis**

**Area 12**

**(1 to 3 Unit Residences)**

009	239710	0445	4/1/04	\$375,000	DIAGNOSTIC OUTLIER
009	239710	0495	10/14/04	\$100,000	DOR RATIO
009	239710	0605	11/12/04	\$553,000	RELOCATION - SALE TO SERVICE
009	239710	0685	7/15/03	\$636,000	RELOCATION - SALE BY SERVICE
009	239710	0901	7/26/04	\$705,000	DIAGNOSTIC OUTLIER
009	239710	1107	4/8/03	\$349,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	239710	1195	4/5/04	\$480,000	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
009	239710	1275	6/17/04	\$515,000	RELOCATION - SALE BY SERVICE
009	239710	1275	6/17/04	\$515,000	RELOCATION - SALE TO SERVICE
009	239710	1316	1/17/03	\$363,500	RELOCATION - SALE BY SERVICE
009	239710	1316	1/17/03	\$363,500	RELOCATION - SALE TO SERVICE
009	272160	0200	1/29/03	\$3,704	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
009	352890	0065	2/20/03	\$845,000	RELOCATION - SALE TO SERVICE
009	352890	0275	5/5/03	\$3,400	DOR RATIO
009	352890	0491	2/20/03	\$61,786	QC DEED; RELATED PARTY, FRIEND, OR NGHBR
009	352890	0570	8/1/03	\$900,000	RELOCATION - SALE BY SERVICE
009	352890	0570	8/1/03	\$900,000	RELOCATION - SALE TO SERVICE
009	352890	0576	4/9/04	\$835,000	DIAGNOSTIC OUTLIER
009	387990	1566	10/28/03	\$550,000	OBSOL
009	387990	1895	4/10/03	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	0206	10/1/04	\$522,000	DIAGNOSTIC OUTLIER
009	423290	0330	7/29/04	\$40,947	QC DEED; RELATED PARTY, FRIEND, OR NGHBR
009	423290	1550	2/26/03	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	423290	1985	2/12/04	\$399,200	PARTIAL INTEREST; RELATED PARTY, FRIEND, NGHBR
009	423290	2475	5/21/03	\$422,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	534420	0390	8/4/03	\$449,950	DIAGNOSTIC OUTLIER
009	545730	0190	1/3/03	\$850,000	EXEMPT FROM EXCISE TAX DOR RATIO
009	545780	0015	10/27/04	\$1,975,000	DIAGNOSTIC OUTLIER
009	545780	0610	11/8/03	\$485,000	PREV IMP<=10K
009	545780	0855	1/14/03	\$540,000	DOR RATIO
009	545780	0885	2/11/04	\$475,000	PREV IMP<=10K DOR RATIO
009	545780	0950	6/21/04	\$1,437,000	DIAGNOSTIC OUTLIER
009	545780	1670	9/23/04	\$664,000	DIAGNOSTIC OUTLIER
009	609600	0255	11/7/03	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0250	2/12/04	\$725,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0660	9/19/03	\$883,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0956	7/18/03	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	1025	3/22/04	\$959,500	UNFIN AREA
009	692370	0070	11/20/03	\$819,000	RELOCATION - SALE TO SERVICE
009	692670	0840	7/8/03	\$96,966	QUIT CLAIM DEED; DOR RATIO
009	701120	0105	6/15/04	\$422,000	ACTIVE PERMIT BEFORE SALE>25K
009	701120	0915	5/7/04	\$580,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	701120	1025	7/20/04	\$170,000	DIAGNOSTIC OUTLIER
009	701120	1160	5/27/04	\$705,000	PREV IMP<=10K
009	701420	0041	11/12/04	\$748,000	DIAGNOSTIC OUTLIER
009	701420	0045	11/6/03	\$532,000	RELOCATION - SALE BY SERVICE
009	701420	0045	11/6/03	\$532,000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 12**  
**(1 to 3 Unit Residences)**

009	731890	0036	4/30/03	\$650,000	RELOCATION - SALE BY SERVICE
009	731890	0036	4/28/03	\$650,000	RELOCATION - SALE TO SERVICE
009	731890	0046	8/5/04	\$424,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	887300	0062	3/27/03	\$1,287,500	DIAGNOSTIC OUTLIER
009	949470	0006	3/21/03	\$762,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	949470	0035	3/15/03	\$30,000	QC DEED; PARTIAL INTEREST;AND OTHER WARNINGS
009	956180	0060	9/26/03	\$455,000	EXEMPT FROM EXCISE TAX

***Vacant Sales Used in this Annual Update Analysis***  
**Area 12**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	197220	5646	6/23/2004	130000	2168	Y	N
2	701520	0095	4/28/2004	170000	5000	Y	N
2	701520	0100	4/28/2004	165000	5001	Y	N
9	080900	0370	10/16/2003	450000	5773	N	N
9	545780	1815	11/6/2003	344848	3600	Y	N
9	701120	0881	4/19/2004	185000	1674	N	N

These vacant sales were available but are considered too few to derive a market adjustment for the land based on land sales alone. Therefore, after further analysis and in the absence of evidence to the contrary; based on the above land sales and their 2004 Assessment Year assessed values and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived and is assumed to apply to previous land values.

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 12**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	197220	5646	5/5/2004	50000	Sale not representative of the market - re-sold a month later for 130K
2	524480	1240	2/19/2004	85000	Sale not typical - low price due to topography issues
2	744300	0646	10/28/2004	269950	Improved sale per e-slip, seg, appears sale is for one side of a duplex
2	744300	0647	8/30/2004	280000	Improved sale per e-slip, seg, appears sale is for one side of a duplex
9	173180	0450	8/8/2003	1800000	Sale is a tear down. Per Real Prop, imp torn down 1/04
9	387990	1565	10/28/2003	1200000	Sale for improved parcel-seg after sale-imp relocated to diff parcel
9	616990	0965	7/29/2003	650000	Per notes in Real Prop, Sale included plans & permit for new imp
9	956180	0131	5/13/2004	850000	Sale was for an improved parcel - improper class code



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:           Residential Appraisers

FROM:        Scott Noble, Assessor

SUBJECT:     2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr